CITY OF PICO RIVERA

GENERAL PLAN

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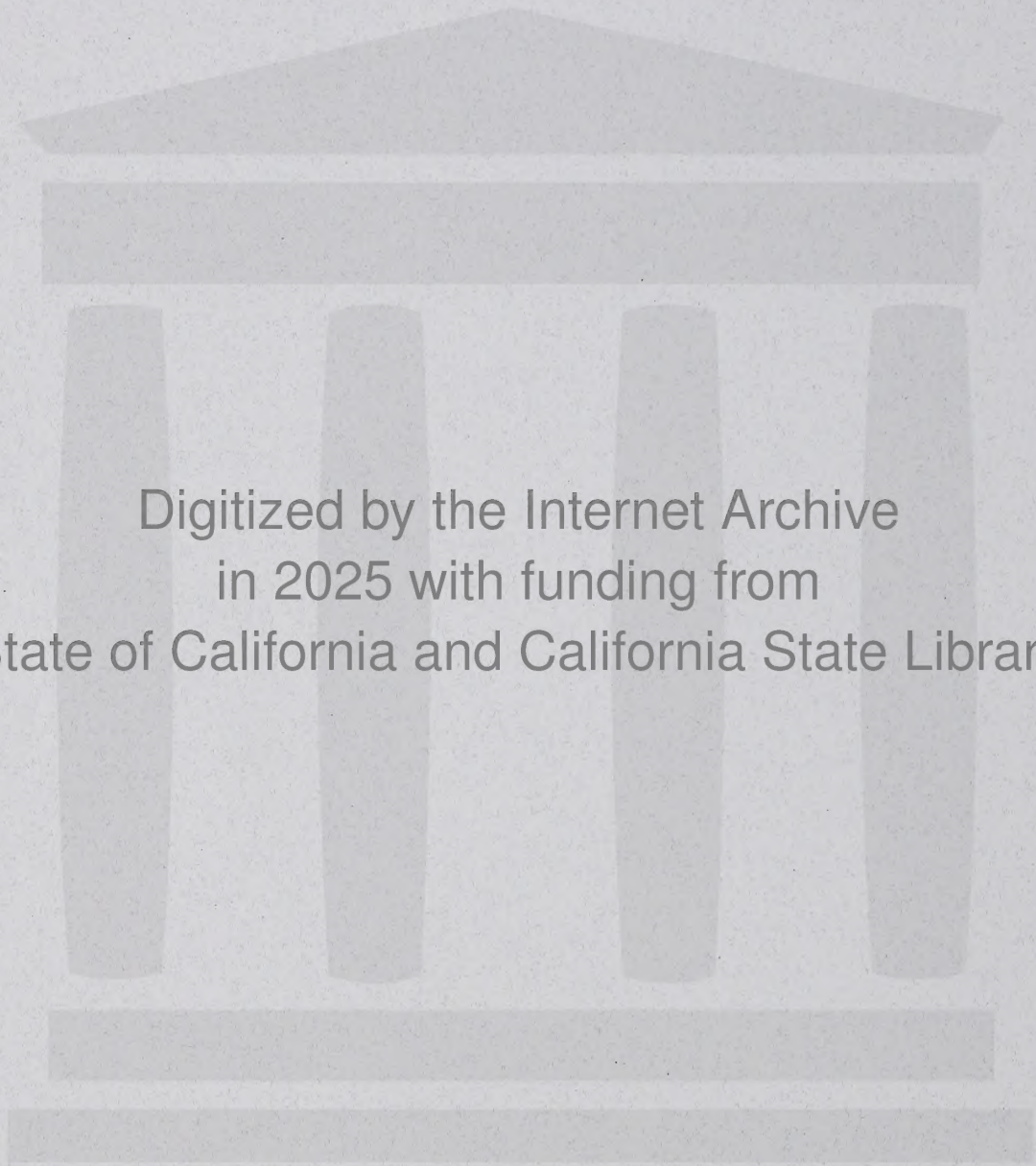
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RESOLUTION NO. 4008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA ADOPTING THE PROPOSED LAND USE, HOUSING, CIRCULATION, COMMUNITY FACILITIES, ENVIRONMENTAL RESOURCES, AND ENVIRONMENTAL HAZARD ELEMENTS OF THE GENERAL PLAN UPDATE AND ZONE RECLASSIFICATION NO. 93-286.

WHEREAS, Section 65302 of the California Government Code directs all cities and counties to periodically update General Plans; and

WHEREAS, the City of Pico Rivera has determined it is appropriate and necessary to update the General Plan; and

WHEREAS, the public participation in the development of the General Plan included distribution of newsletters, Communitywide workshops, a community survey, neighborhood meetings, and provision of notice of public hearing pursuant to State law; and

WHEREAS, a joint Planning Commission and City Council Workshop was held on March 3, 1993 to review land use alternatives; and

WHEREAS, a General Plan draft dated May 17, 1993 consisting of a General Plan Land use Map and the following elements Land Use, Housing, Circulation, Community Facilities, Environmental Resources, and Environmental Hazards was prepared and distributed as required by state and local law: and

WHEREAS, the proposed draft General Plan was on display at the following locations:

- Public Counter, Pico Rivera City Hall
  6615 Passons Boulevard, Pico Rivera, CA 90660
- Pico Rivera Library
  9001 Mines Avenue
  Pico Rivera, CA 90660
- Rivera Library
  7828 S. Serapis Avenue
  Pico Rivera, CA 90660

RESOLUTION NO. 4008

WHEREAS, pursuant to State Government Code, the State Department of Housing and Community Development reviewed the draft General Plan and Housing Element and changes pursuant to comments made by the State Department of Housing and Community Development were incorporated into the General Plan Housing Element; and

WHEREAS, pursuant to State Government Code Section 65302(g), the Division of Mines and Geology of the State Department of Conservation reviewed the General Plan Environmental Resources and Environmental Hazards Elements and changes pursuant to suggestions received were incorporated in the General Plan; and

WHEREAS, the final General Plan and all of its constituent parts are properly integrated, internally consistent and compatible; and

WHEREAS, pursuant to State Government Code Section 65400(b) requiring an annual report to the City Council on the status of the General Plan and its implementation, the General Plan includes an annual General Plan Review and Update Program as an integrated component of the General Plan; and

WHEREAS, a duly noticed public hearing was held before the Planning Commission on May 27 and June 14, and before the City Council on August 2, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, on August 2, 1993 the City Council considered revisions to the Planning Commission's recommendation that were not previously considered by the Planning Commission and referred certain proposed changes to the Planning Commission for review and report; and

WHEREAS, the Planning Commission has recommended adoption of the General Plan update, with 200 scale atlas maps, as specified in Resolution No. 878 and the report of August 9, 1993 as being a full report of its recommendations; and

WHEREAS, on August 9, 1993 the Planning Commission considered the proposed revisions from the City Council and provided a report to the City Council; and

WHEREAS, prior to adopting this resolution, the City Council considered the report from the Planning Commission; and

WHEREAS, the City Council at its meeting of this date herewith adopted a Resolution certifying that the Environmental Impact Report (EIR) relating to the General Plan Update as being complete and adequate insofar as the Land Use, Housing, Circulation, Community Facilities, Environmental Resources, and Environmental Hazards Elements of the General Plan Update are concerned, and that the EIR was completed in compliance with CEQA, State CEQA Guidelines, and the City's Rules to Implement CEQA; and

RESOLUTION NO. 4008

WHEREAS, the City Council at its meeting of this date herewith adopted a Resolution making certain findings regarding the environmental impacts of the proposed General Plan; and

WHEREAS, the Planning Commission and City Council have reviewed and considered the information and public testimony presented the public hearings and in the proposed document and staff reports.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Pico Rivera, California hereby adopts the Land Use, Housing, Circulation, Community Facilities, Environmental Resources, and Environmental Hazards Elements of the General Plan Update based on the following:

SECTION 1 That Environmental Impact Report prepared for the General Plan Update identified potential significantly adverse impacts associated with the implementation of the Plan, including impacts on streets and highways, solid waste facilities and air quality.

That findings, information, and support set forth in the Environmental Impact Report prepared for the proposed General Plan and the Statement of Significant Environmental Effects and Mitigation Measures are incorporated herein by reference and constitute the findings of the City Council in this matter;

SECTION 2 That the May 17, 1993 draft of the Pico Rivera General Plan with the changes attached hereto and marked Exhibit A, constitute a comprehensive General Plan for the City's future which complies with applicable state and local laws and guidelines.

RESOLUTION NO. 4008

SECTION 3 That the City of Pico Rivera hereby adopts the May 17, 1993 draft of the Pico Rivera General Plan including all text, maps, and diagrams therein with the changes enumerated in the attached Exhibit A. City staff and its consultants are authorized to make grammatical, typographical and similar type of nonsubstantive changes, approved by the City Clerk, in order to clarify the final document.

APPROVED AND ADOPTED this 16th day of August, 1993.

Alberto Natividad, Mayor

ATTEST:

Christine J. Schaefer, City Clerk

APPROVED AS TO FORM:

Samuel Siegel, City Attorney

AYES: Gardner, Mercado, Proo, Natividad
NOES: None
ABSENT: Chavez (excused)
ABSTAIN: None

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INTRODUCTION

A. Nature and Purpose of the General Plan

The Nature of the General Plan

The Pico Rivera General Plan is a statement by the City of what it feels is in the best interest of the community. The General Plan functions as a guide to the type of community they desire for the future, and provides the means by which that desired future can be realized. The Pico Rivera General Plan expresses, in the form of text, maps, and illustrations, the organization of physical, economic, and social activities sought by the community in order to create and maintain a functional, healthful, and desirable place in which to live and do business. The Pico Rivera General Plan thus serves as a comprehensive strategy for the management of future growth and change.

The Pico Rivera General Plan is intended to be a useful guide for local decisionmaking. To provide for logical and orderly development and redevelopment, the General Plan addresses immediate, mid-term, and long-term issues concerning public services, the economic vitality of the community, and environmental constraints. Land use and policy determinations can thus be made within a comprehensive framework which incorporates all public health, safety, and "quality of life" considerations.

The Role of the General Plan

According to State guidelines for the preparation of general plans, the role of the General Plan is to establish a document which will "...act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

As further mandated by the State, the Pico Rivera General Plan serves to:

- identify land use, circulation, environmental, economic, and social goals and policies for the City and its sphere of influence as they relate to land use and development;
- provide a framework within which the Planning Commission and City Council can make land use decisions;
- provide citizens the opportunity to participate in the planning and decisionmaking process affecting the City and sphere of influence; and
- inform citizens, developers, decisionmakers, and other agencies, as appropriate, of the City's basic rules which will guide development within the City and sphere of influence.

State Mandated Elements

State law requires that the General Plan include seven mandatory elements, but allows a certain amount of flexibility in how each local jurisdiction structures these elements. The text below identifies each of these mandated elements and gives a brief description of the required General Plan subject areas which have to be covered. Table 1, at the end of this introduction, describes the organization of the Pico Rivera General Plan and how each of the planning issues contained in this document corresponds to the State's seven mandated elements. (Please note that many of the planning issues overlap and are addressed by more than one mandated element.)

State Mandated Elements

The land use element designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.

The circulation element is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

The housing element is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.

The conservation element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits.

The open-space element details plans and measures for preserving open space for natural resources, the managed protection of resources, outdoor recreation, public health and safety, and the identification of agricultural land.

The noise element identifies and appraises noise problems within the community and forms the basis for land use distribution.

The safety element establishes policies and programs to protect the community from risk associated with seismic, geologic, flood, and fire hazards.

In addition to the elements required by State law, the Pico Rivera General Plan includes optional elements as part of the *Municipal Services and Facilities* chapter of the General Plan. Optional elements in this chapter establish minimum level of service standards for drainage, water storage and distribution, park and recreation facilities, police and fire services, and sanitary sewer services.

The Comprehensive Nature of the General Plan

To be effective as a decisionmaking tool, the Pico Rivera General Plan integrates the following comprehensive view of the community's future physical, social, and economic concern.

- ***Identification of Issues:*** The General Plan not only addresses issues that the State requires be covered, but also includes policies which respond to current community issues which have been identified during the General Plan preparation process. The identification and resolution of the myriad issues facing the City of Pico Rivera create the central focus of the General Plan.

- ***Establishing a Planning Area Boundary:*** In order to ensure that the City's General Plan addresses issues which may affect or be affected by areas outside the existing city limits, a comprehensive general plan study area has been established (See Figure 1). This planning area takes into consideration areas outside the current city limits within the adopted sphere of influence, in recognition of the interrelationships between land use and other issues affecting the City of Pico Rivera.

For example, traffic within the City of Pico Rivera is not totally generated by Pico Rivera residents and businesses; in fact, a great majority of the City's traffic is generated by development outside of the city limits. In order to ensure proper functioning of the City's roadway system, it is therefore critical for the City to understand and plan for development occurring in the surrounding area.

- ***Maintaining a Regional Context:*** It is important that the General Plan establishes local policy while keeping in mind that the City of Pico Rivera is part of a larger region. Certain issues addressed in the General Plan, such as air quality and hazardous materials, have a local component, but are more readily addressed on a regional or countywide basis. In such cases, the task of the General Plan is to integrate the interests, values, and concerns of the residents of Pico Rivera with regional and countywide policies. In addition, it is the purpose of the General Plan to provide a forum for the discussion and resolution of issues that cannot be solved by the City alone, but that require cooperative actions by a number of jurisdictions.

- ***Interagency Coordination:*** Finally, the General Plan recognizes that actions taken by the City of Pico Rivera pursuant to this document may have far-reaching effects on lands outside the City, while actions taken by other agencies may have serious implications for the City. Thus, the plan provides for ongoing communications between the City of Pico Rivera and other agencies, such as the cities of Montebello, Whittier, Downey, and Santa Fe Springs, whose actions can influence and be influenced by actions taken by the City. The City will coordinate with subregional and regional agencies, such as SELAC, SCAG, LACMTA, SCAQMD, and others.

Figure 1
Pico Rivera General Plan Study Area

Internal Consistency

Not only does the General Plan need to be coordinated with other jurisdictions and consistent with other land use policies and regulations, State law requires that general plan policies also be consistent between and within each element. It has also been established by State Law that all text and diagrams are to be internally consistent with both the text to which they refer and with other maps and diagrams. Since this document represents a comprehensive update of all policies, text and diagrams included in the Pico Rivera General Plan, both internal consistency and interagency coordination have been made an integral part of the plan.

The Pico Rivera General Plan as a Long-Term Planning Tool

By definition, a general plan for any community needs to include policies which can be extended into the immediate and long-term future. Most cities rely on 15 to 25 years as the long-term planning horizon for the General Plan. Since the City of Pico Rivera has fundamentally reached buildout capacity, the Pico Rivera General Plan establishes policies for the continuing maintenance and reuse of parcels within the study area, thereby creating the framework upon which future general plan reevaluation can be based.

General Plan elements are routinely reviewed and revised as new information becomes available or as community values or attitudes change. Under State law, the Housing Element, however, represents a short-term program which must be reevaluated every five years.

Format, Organization and Structure

The General Plan has been organized into four chapters. These chapters include Community Development, Municipal Facilities and Services, Environmental Management, and Implementation Programs. State mandated issues which are required to be addressed are included in each chapter as separate elements. Table 1 provides the location of these issues in the Pico Rivera General Plan. In addition, each chapter divider page includes a graphic representation showing the relationship each chapter has with the overall General Plan.

Chapter I. Community Development

Community Development addresses the physical and urban design components which support the type of community Pico Rivera residents desire. This portion of the General Plan focuses on the organization of the City's physical environment into a logical, functional, and aesthetic pattern consistent with local social values. This chapter also provides a summary of the manner in which other general plan issues will affect the arrangement and design of development within the planning area.

This chapter also provides for the plans and programs necessary to provide housing for all economic segments of the community. Included in the discussion of issues related to the provision of housing to low, moderate, and upper income households, and those with special needs (elderly, handicapped, large families, and homeless), is a focus on establishing specific programs to be undertaken over the next five years to meet the needs of each group.

Chapter II. Municipal Facilities and Services

The primary focus of this chapter is to address the services and facilities needed to support existing and future residential, commercial, and industrial development within the study area. This chapter establishes a clear tie between land use and the provision of public services. This chapter also ensures that adequate levels of facilities and services are provided to Pico Rivera residents and businesses, and that new development pays its own way and does not impact the services and facilities enjoyed by present residents and businesses.

Chapter III. Environmental Management

This chapter focuses on the use and management of natural resources and open space lands within the General Plan study area. This chapter establishes appropriate levels of resource conservation and preservation in light of the demands which will be placed on these resources by future residents and businesses. This chapter also includes an evaluation of the natural and man-made hazards faced by Pico Rivera residents and businesses. This portion of the chapter focuses on determining appropriate levels of protection from various hazards and ensuring that such protection is, in fact, provided.

Chapter Organization

To assist the reader in understanding and using the General Plan, each of the above chapters included in the General Plan has been structured in the following manner.

- ***Introduction:*** A brief overview is included at the beginning of each element.
- ***Issues:*** The specific issues which the Pico Rivera community faces are included to provide focus for the goals, objectives, and implementation portions of the General Plan.
- ***Goals, Objectives, and Policies:*** The Goals, Objectives, and Policies represent the heart of the General Plan. It is with these directives that the City guides new development, maintains the environment and defines the future character of the community.

Chapter IV. Implementation and Monitoring Program

The Implementation and Monitoring Program is the City's blueprint for action. The program includes a presentation of a specific set of actions or strategies designed to implement the City's goals and objectives. The program's action program includes the full range of specific strategies necessary to translate the vision described in the General Plan into reality.

For each action program, the department, individual, or agency responsible for implementing the action, the funding source, and the timing are identified.

The Implementation and Monitoring Program is organized as follows.

- ***The Introduction*** presents a brief overview of the purpose and structure of the program.

- ***The Development Review Program*** lists specific actions which will be implemented as part of the City's development project review process. An introductory paragraph is included which identifies the agency or department responsible for implementing the action programs and the funding sources. The Development Review Program constitutes a "development review checklist" which is designed to be used by prospective developers, the public, and City staff and decisionmakers to easily determine the consistency of a proposed development project with the General Plan.

- ***Special Studies and Programs*** represent long-range implementation measures that the community will undertake. Because they are long-range, these special studies are to be implemented at various times over the life of the General Plan. The Program assigns priorities which can be coordinated over time with the City's budget and capital improvements program.

  The City Council will review and revise priorities each year as part of the General Plan Review and Update, as well as the local budget preparation process. Upon completion of the individual special studies, specific implementation programs may be adopted as appropriate.

- ***The Image Enhancement Program*** contains a design program to enhance and maintain the City's physical image. An introductory paragraph identifies the agency responsible for implementing the action programs and the funding sources. A portion of this program will be instituted upon adoption of the General Plan, and will be implemented as part of the development review process throughout the life of the General Plan. Other portions of this program will be implemented as part of special studies and programs.

- ***The Housing Improvement Program*** includes the implementation measures of the Pico Rivera General Plan Housing Element.

- ***The General Plan Review and Update Program (as required by Government Code 65400(b))*** is an annual review and evaluation of how well the General Plan is actually working. It provides decisionmakers with the chance to reprioritize general plan strategies, eliminating those which have been completed or have proven ineffective, and directing staff to explore new techniques for implementing the City's goals, objectives, and policies. The General Plan Annual Review is the responsibility of, and is funded by the Community Development Department.

- ***Coordination with Other Agencies*** are strategies which work with other jurisdictions to implement the goals, objectives, and policies of the General Plan. In many cases, the City is currently working with these agencies, and the strategy is a continuation of existing programs. An introductory paragraph identifies the agency or department responsible for implementing the action programs and the funding sources. In general, these programs will be instituted upon the adoption of the General Plan and will be ongoing throughout the life of the General Plan.

Chapter V. Environmental Impact Report

The Environmental Impact Report addresses the impacts associated with buildout of all land uses within the General Plan study area. The Environmental Impact Report is consistent with the requirements of the California State Environmental Quality Act (CEQA) and State and local environmental guidelines. The EIR has also been prepared to function as a "Program EIR" under which subsequent development actions within the City may be assessed.

General Plan Maps and Diagrams

Land Use Map

The Land Use Map depicts land use districts which, along with the General Plan text, contain the types and intensities of uses, densities, standards, and in some cases, the conditions under which the uses are allowed.

Circulation Map

The Circulation Map represents the planned roadway system required to support buildout of the General Plan study area. The basic function of the routes represented on the Circulation Map is to indicate transportation corridors, both existing and proposed, as they relate to each other and to planned land use districts. The Circulation Map also serves as a guide to required dedication and improvement of rights-of-way, either in advance of need or as development occurs.

A detailed description of each roadway cross section is also included in the Circulation Element of the General Plan.

Master Plan of Trails

The Pico Rivera Master Plan of Trails designates safe routes for bicycle travel, equestrian use, and walking in the City through a system of on- and off-street trails, lanes and routes. The trails system also provides connections to public parks, schools, and other alternative modes of transportation, such as local bus routes, and regional trails.

B. Guide to the General Plan Process

Program Methodology

The following section describes the methodology used in the Pico Rivera General Plan Program. It is intended that the information presented here will give the reader a better understanding of the process by which the Pico Rivera General Plan was developed and how it will be implemented in the future.

A flow chart which summarizes the Pico Rivera General Plan Program has been included as Figure 2. Following the figure, each step is summarized.

General Plan Approach

As an initial task in the development of a general plan, it is important to establish a general approach to guide the effort. The following approach was used to guide the overall development of the Pico Rivera General Plan.

- The General Plan must **anticipate**, rather than react, by foreseeing the environment of the future and the desired condition of the community within that environment.

- The General Plan must be **people-oriented**, reflective of the needs and desires of local residents and the business community. The General Plan must define the issues facing the community, and provide the means by which the future can be managed and quality of life can be protected.

- The General Plan must be **pragmatic,** rather than wishful, providing a means of making events and community structure happen, instead of merely reacting to changing conditions.

- The General Plan must be **action-oriented** and capable of being translated into specific actions and projects while keeping current opportunities and constraints in perspective.

- The General Plan must be **flexible**, able to accommodate unique situations, evaluate results as plans are refined or implemented, and adjust as required to meet unforeseen changes in circumstances.

Community Participation Program

As an ongoing component of the General Plan Program, community participation represents the most important effort of the process. It is through community participation that a general plan is specifically tailored to the needs and desires of the community.

Recognizing the importance of organized citizen input into the planning process, the Pico Rivera General Plan Program included a series of Community Workshops with both the general public and specific community groups and organizations. These Workshops included:

- ***Citywide Workshop:*** This meeting initiated the public participation program by providing the general public the opportunity to voice their opinions regarding community issues.

- ***Community Group and Service Organization Workshop:*** Specifically designed to target community groups, this workshop identified each groups' individual concerns regarding community issues.

- ***Business Leaders Advisory Workshop:*** The Chamber of Commerce, representatives from the Northrop Corporation, and local business owners were invited to give comments on community issues.

- ***Community Survey:*** In addition to the Community Workshops, the General Plan Update included a survey of residents within the City. The survey provided a statistically objective assessment of resident issues and concerns. Results of the survey were used as one of a number of public participation opportunities to ensure that the General Plan provided solutions to community issues.

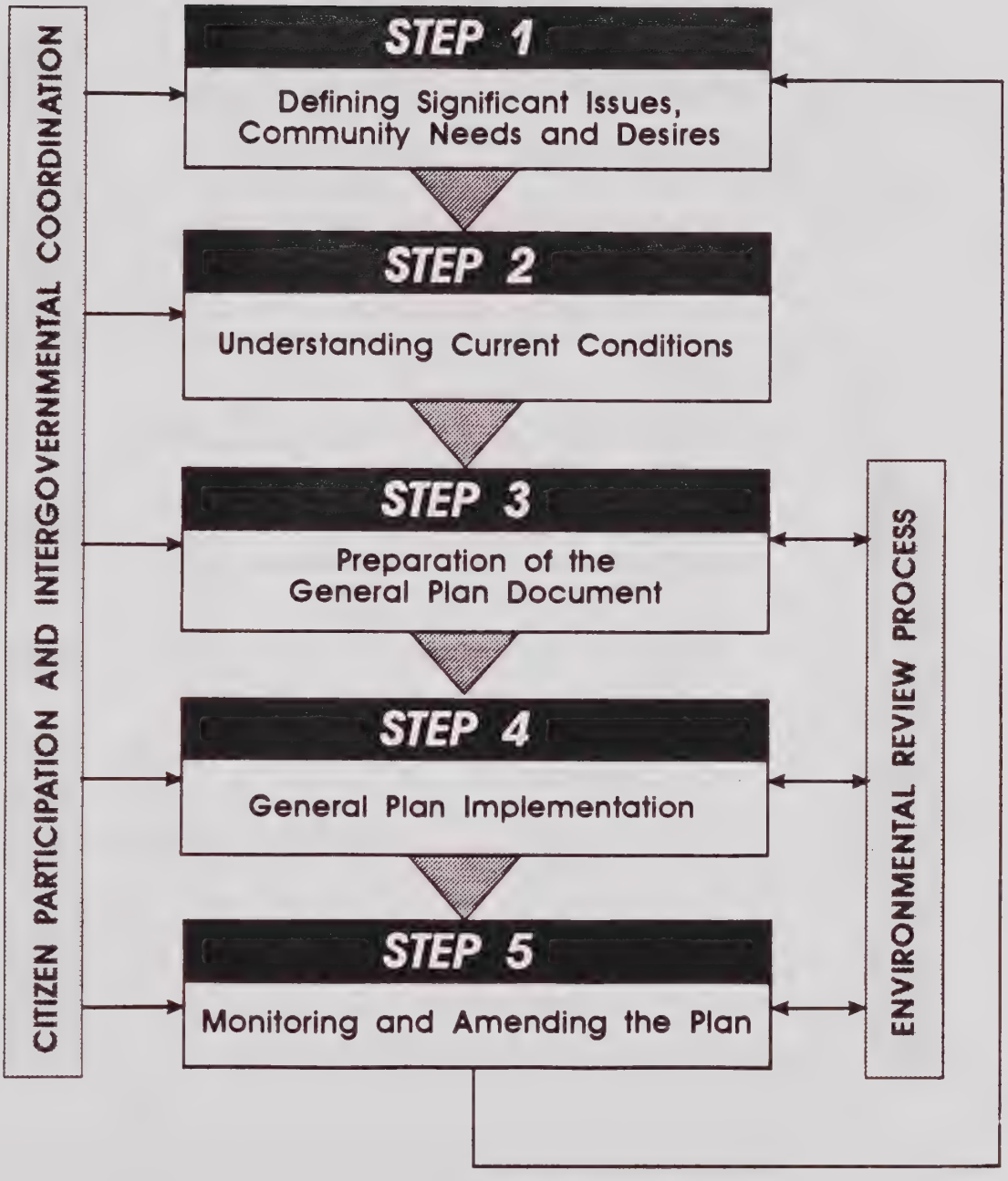
- ***Round Robin Review:*** Copies of the General Plan Environmental Baseline Report were distributed to interested business and community groups in the City for review and comment.

- ***Neighborhood Workshops:*** Seven neighborhood meetings were held in areas where particular issues were apparent in order to ensure that critical issues in the community would be addressed in the General Plan.

- ***Council and Commission Workshops:*** A series of workshops with the City Council and Planning Commission were held in order to brief each group as to the progress of the General Plan Program, and to provide a forum in which questions and concerns regarding the program could be addressed in a public meeting.

- ***General Plan Public Hearings:*** As required by State law, a series of public hearings was held by the Planning Commission and the City Council to allow the public additional opportunities to provide input and participate in the adoption of the Plan.

Figure 2
Pico Rivera General Plan Process



Pico Rivera General Plan Process

Step 1: Defining Significant Issues, Community Needs and Desires

Issues represent the unresolved concerns of the community which are identified in the General Plan and dealt with by the Plan's goals, concepts, and strategies. Methods used to identify and understand community issues included Community Forums, Business Leader Workshops, Community and Service Group Workshops, Commission and Council Workshops, and coordination with other jurisdictions.

Step 2: Understanding Current Conditions

This step of the General Plan Program included the creation of the Pico Rivera Environmental Baseline Report, from which the ultimate development of the General Plan policy was based. This research provided an understanding of the existing natural and man-made conditions within the community, their effect on the City's options for the future, and the natural and logical extent of the ultimate city limits.

Step 3: Preparation of the General Plan Document

Once the General Plan issues and existing setting were identified, analyzed and documented, the goals and strategies were developed. During the Pico Rivera General Plan Program, the following integrated sub-tasks were undertaken to complete the General Plan document:

- identification and documentation of the community's goals, objectives and policies;
- analysis of land use alternatives and the development of a preferred Land Use/Zoning Map;
- development of the implementation programs necessary to attain the stated community goals; and
- preparation of an Environmental Impact Report (EIR) to document the potential environmental impacts of the General Plan adoption and associated zoning consistency program.

Step 4: General Plan Implementation

Adoption of the General Plan is **not** an end, but is a critical step in an ongoing process of plan preparation, adoption, implementation, monitoring, and revision. Primary among implementation tools is a State requirement that zoning and subdivision actions, as well as capital improvement planning, be consistent with the adopted General Plan.

The Pico Rivera General Plan provides the first step in this process by integrating the General Plan policies with an *Implementation and Monitoring Program* which can be used as a consistency checklist on a project-by-project basis. This quick policy reference guide helps those interpreting the plan to have ready access to a summary of the responsibility, timing, and funding information for each policy and how they might be associated with specific development proposals.

Step 5: Monitoring and Amending the General Plan

It is important that constant monitoring of general plan policies be undertaken to establish a clear basis for future updates. State law requires that an annual report be provided to each community's planning agency outlining the status of general plan implementation. In addition, the California Environmental Quality Act requires that local agencies monitor the implementation of mitigation measures included in EIRs. Because the objectives and policies included in the Pico Rivera General Plan represent environmental mitigation measures, their implementation must be monitored.

By law, the mandatory elements of the General Plan may be amended a maximum of four times a year (although several changes may be grouped into a single amendment). In order to ensure a compatible and consistent general plan document, any proposed change in the Land Use Maps must be consistent with the criteria and conditions of the text.

Table 1
Index to Location of State Mandated General Plan Issues Within the Pico Rivera General Plan

PLANNING ISSUES	Community Development	Municipal Facilities and Services	Environmental Management
Land Use			
Distribution of Housing, Business, Industry	•		
Distribution of Open Space	•	•	
Distribution of Mineral Resources			•
Distribution of Recreation Facilities	•	•	
Location of Educational Facilities	•	•	
Location of Public Buildings	•	•	
Location of Future Solid and Liquid Waste Facilities			•
Identification of Areas Subject to Flooding			•
Circulation			
Major Thoroughfares		•	
Transportation Routes		•	
Terminals		•	
Other Local Public Utilities and Facilities	•	•	
Housing			
Preservation of Housing	•		
Maintenance of Housing	•		
Improvement and Conservation of Housing	•		
Development of Housing	•		
Adequate Sites for Housing	•		
Adequate Provision of Housing for Projected Needs	•		
Promotion of Equal Housing Opportunities	•		

Table 1
Index to Location of State Mandated General Plan Issues Within the Pico Rivera General Plan

PLANNING ISSUES	Community Development	Municipal Facilities and Services	Environmental Management
Conservation			
Water		•	•
Soils			•
Rivers and Other Waters	•		•
Wildlife			•
Minerals			•
Other Natural Resources			•
Water Program		•	•
Reclamation of Land and Waters		•	•
Prevention of Pollution of Streams and Other Waters			•
Regulation of Land in Stream Channels			•
Protection of Watersheds			•
Flood Control		•	•
Open Space			
Open Space for Preservation of Natural Resources	•	•	•
Open Space for Managed Protection of Resources			•
Open Space for Outdoor Recreation	•	•	
Open Space for Public Health and Safety	•		•
Trail-Oriented Recreational Uses		•	
Noise			
Major Noise Sources			•
Existing and Projected Noise Contours			•
Determination of Noise Problems			•
Noise Attenuation			•

Table 1
Index to Location of State Mandated General Plan Issues
Within the Pico Rivera General Plan

PLANNING ISSUES	Community Development	Municipal Facilities and Services	Environmental Management
Safety			
Seismic Hazards		•	•
Slope Instability and Mudslides			•
Subsidence and Geologic Hazards			•
Flooding			•
Wildland and Urban Fires		•	•
Evacuation Routes		•	•
Water Supply Requirements		•	•
Emergency Road Widths		•	•
Clearance Around Structures			•

Source: State of California General Plan Guidelines, 1990, Planning Network 1993.

COMMUNITY DEVELOPMENT

Community Development
- Land Use
- Housing

Municipal Facilities and Services
- Circulation
- Community Facilities

Environmental Management
- Environmental Resources
- Environmental Hazards

Implementation and Monitoring Program

Environmental Impact Report
- Introduction
- Executive Summary
- Project Description
- Environmental Analysis
- Alternatives to the Proposed Project
- Cumulative Impacts
- Growth Inducing Impacts
- Significant Irreversible Environmental Changes
- Short Term Impacts Versus Long Term Productivity
- Summary of Environmental Effects
- Information Sources

A. Land Use Element

Introduction

Unlike many other Southern California cities, Pico Rivera residents have not just a financial, but also an emotional investment in their homes and their neighborhoods. Pico Rivera is primarily a community of individual houses within identifiable neighborhood areas; the majority of its residents are committed to stay in their homes and to protect their neighborhoods from undesirable change. The strongest concern expressed by residents during preparation of the General Plan was that residential neighborhoods would be converted to apartments and businesses. The protection of individual homes and residential neighborhoods is thus a driving force of the City's land use policy.

The City also includes a large proportion of business and industrial uses which balance the City's residential neighborhoods by providing local employment and retail services (see Table I-1). Recognizing the importance of such areas in relation to the provision of local jobs and City-supporting tax base, the Land Use Element provides the policy direction to achieve compatible relationships between residential, commercial, and industrial uses.

The Land Use Element is concerned with the physical development and appearance of the City. The Element designates the general distribution of intensity of uses of the land for housing, business, industry, open space, public facilities, and other categories of public and private uses. The Element's goals, objectives, and policies are directly related to the other elements of the General Plan. It is for this reason that the Land Use Element is often thought of as being most representative of the "General Plan."

As part of the development of the General Plan Land Use Element, an analysis of existing conditions was conducted and documented in the Community Development Issues section of the Environmental Baseline Report. The Environmental Baseline Report includes information regarding the existing land use organization and character of land use, along with a discussion of the interrelationship of the General Plan with other local and regional plans and programs.

Land Use Issues

At neighborhood meetings, Citywide workshops, and through a Citywide survey, residents identified the major land use issues facing the City of Pico Rivera. These issues were identified in the Environmental Baseline Report. The main issues regarding land use are summarized below.

Land Use Character and Community Image

- Although the City's boundaries are well defined by the Whittier Narrows Recreation Area and the Rio Hondo and San Gabriel River channels, Pico Rivera lacks an identifiable image.

Table I-1
Pico Rivera General Plan Land Use
Summary At Buildout

General Plan Land Use Designation	Acreage	Percent of Total
Rural Residential	93	2
Low Density Residential	1,777	31
Medium Density Residential	37	< 1
Highest Density Residential	200	3
Commercial	212	4
General Industrial	638	11
Restricted Industrial	158	3
Public Facilities[1]	2,330	41
Public Park	268	5
Total	**5,713**	**100.0**

Source: City of Pico Rivera, 1993.

[1] Includes schools, open space, governmental facilities, streets and rights-of-way, and flood control/recharge facilities.

- The Whittier Narrows Dam, Rio Hondo Channel, and the San Gabriel River create a sense of entry and exit along major streets which run through the City. The City has the opportunity of making the most of these "gateways" to help create a unified City image.

Land Use Organization

- Due to the length of time that has passed since the General Plan was last updated, policies have lagged behind the needs and desires of the City. Over time, the City's zoning ordinance became the ruling land use policy. Thus, General Plan and zoning designations were often in conflict with each other and with existing land uses. The result has been numerous sets of sometimes conflicting rules and requirements, which have proven to be confusing and difficult to interpret. Of particular concern were situations where either General Plan or zoning regulations would permit the construction of apartments within areas of individual homes.

Residential Uses

- The preservation of existing residential neighborhoods is of the utmost concern to the residents of Pico Rivera. Because most of the existing housing stock is over 30 years old, upkeep of housing within each neighborhood will present the City and its residents with many challenges. Respondents to the Community Survey indicated that "protecting neighborhood quality" is very important. To date, the high rate of home ownership has slowed much of the typical decay seen in the older areas of communities with a high proportion of single family rental properties.

- Pico Rivera's neighborhoods have maintained a high ratio of home ownership over the years. Many original residents still live in the City or have passed their homes on to younger family members. This historic trend has prompted many families to add rooms or rental units to their property which would not be allowed using today's rules. Residents are fearful that should their houses be destroyed, they would not be able to rebuild them to the original condition.

- Since vacant land upon which to build new apartments is limited, and residents have expressed negative feelings toward additional density in their neighborhoods, meeting regional goals to provide adequate housing for all segments of the community will continue to be difficult.

- There are many areas in the City which have, over a period of time, developed inconsistencies between business and residential land uses. This situation has created a "patchwork" of different types of uses in some neighborhoods. As new businesses move into vacant buildings, neighborhood residents have voiced concern over the intensification of such uses in predominantly residential areas.

- At neighborhood meetings, residents in the Friendship Avenue/Durfee Avenue neighborhood stated that conversion of large lot rural uses to smaller lot subdivisions would not be appropriate in their area, and that the General Plan should provide policies to protect the existing rural character of the neighborhood.

Commercial Uses

- Currently, commercial types of land uses are limited in range and focused on providing retail services to those driving by on major roadways. The Community Survey indicated that while much of the need for service and entertainment commercial uses seems to be met, there is a need for additional movie theaters, department stores, and wider selection of restaurants.

- Commercial development in the City is widely dispersed along the City's roadway network. Many commercial areas lack the depth to provide both the necessary square footage and open parking areas to compete with large retail centers in adjacent communities. Although suggestions have been made in the past to consolidate commercial land into larger centers to enhance land use and parking relationships, business owners in the community see the small commercial centers as a good environment in which to start and own a small

business. There is also the feeling that these smaller commercial areas bring business closer to the neighborhood clients they serve. Some business owners have also expressed a concern that the General Plan retain opportunities for individuals to own their place of business on an individual lot.

- Many of the existing smaller businesses in the City are located in older buildings which are in need of repair or rehabilitation in order to maintain an acceptable appearance.

Industrial Uses

- Although industrial uses make up a large percentage of the overall land use in the community, much of what exists is underutilized, used as storage, or taken up by public utilities. Due to this fact, many of the industrial parcels in the City do not maximize the full potential of individual parcels, thus reducing employment and tax generating opportunities.

- The City's industrial areas lack definition and are spread throughout the City.

- Due to a variety of regulatory measures imposed on manufacturing businesses by regional agencies, large industrial users are being forced to update equipment and facilities to be competitive in the marketplace. Some companies have found that moving entire businesses to new areas or outside of Southern California is less expensive than upgrading existing facilities. Growing communities which have vacant industrial properties and which are willing to offer large incentives to relocating businesses will continue to challenge the City's ability to retain large-scale industrial uses.

- The Northrop Corporation is the largest industrial and employment generating use in the City. According to a local newspaper report[1], of the 9,000 employees who work at the Northrop site, only 260 reside in the City of Pico Rivera. This fact, combined with a recent court decision requiring reimbursement of sales tax levied by the City on government contracts, affects this facility's role as the City's major tax revenue and employment generator.

Public Facility Uses

- There are several public facilities which are to be declared surplus or are currently underutilized. Since it is unlikely that there will be a significant need for additional public facilities in Pico Rivera, the opportunity exists for reuse of these sites for other purposes. For example, the County plans to sell the Agricultural Department facility site, giving the first purchase option to the City of Pico Rivera. However, soil contamination (from past pesticide use at the facility), has been found onsite. If this problem can be eliminated, the City may purchase the site and preserve the historic building for other community uses. In addition, Obregon Elementary School, located in the northern portion of the City, is currently underutilized, and has been declared surplus by the District.

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[1] *Los Angeles Times*, Sunday, June 14, 1992.

The site has offices for several community social services, and is located on a large parcel of primarily open land. Current District plans include development of 30.9 acres for residential use, and maintaining the existing 10 acre school site. As part of discussions held between the District and the City the future residential development will also include a recreational component.

- Public uses in the City, such as the local school districts, public utilities, State, County and Federal facilities, are outside City zoning control. Insensitive development of these sites could cause problems in adjacent neighborhoods.

Land Use Transitions and Buffering

- Since land use patterns in the City have changed little in the last twenty years, past general plan policies to achieve more compatible land use relationships over time have had mixed results. Due to this situation, the City has had to solve compatibility problems between uses on a parcel-by-parcel basis. Given the stability of existing residential neighborhoods, and the difficulty of relocating major industrial uses, it is likely that transitions and buffering of incompatible uses will continue to occur at existing property boundaries.

- A number of trailer park developments exist in areas that normally are not designated for residential housing. These parks are generally located on isolated parcels along major commercial boulevards, backed up to railroad rights-of-way, or lie within industrial areas. Many of the trailers within these parks are vacation type units or recreational vehicles not originally intended to be used for permanent housing. At the neighborhood meetings, however, residents felt that occupants of these trailer parks should be allowed to permanently remain in their homes should they wish to do so. Given this input from neighborhood residents, it becomes appropriate to consider other areas in the City which would be more appropriate for this type of manufactured housing.

Regional Cooperation and Coordination

- A portion of the City's adopted sphere of influence lies just east of the City between the San Gabriel River and the 605 Freeway. Although well defined, this area is physically separate from the City. Issues related to how this area will be included in potential future annexations will need to be addressed.

- The City's boundaries do not coincide with those of many of the public agencies which serve the City. Agencies such as school districts, water and sewer providers, and flood control agencies, have boundaries which may encompass the entire City or only a small portion. It is necessary, therefore, that both the impact of local policy on such agencies as well the impact on the City from these agencies be addressed.

Goals, Objectives, and Policies

Goal A

To achieve and maintain a pattern of land use which provides diverse economic, social, and cultural opportunities and which reinforces the characteristics that make Pico Rivera a desirable place to live.

Land Use Character and Community Image

Objective A.1 ***Develop and maintain a positive community image and identity.***

Policy A.1.1 Create a unified City image as seen by residents and visitors to the City.

Policy A.1.2 Protect and enhance the components of existing neighborhoods that contribute to the quality of life in Pico Rivera.

Policy A.1.3 Encourage high quality commercial and industrial development which will aid in creating a positive image and unique identity for commercial areas within the community.

Policy A.1.4 Promote a positive visual impression at major entries to the City.

Policy A.1.5 Ensure that the renovation of existing buildings and the construction of new buildings on vacant infill parcels within the City are compatible with the existing character of the surrounding development in the neighborhood.

Objective A.2 ***Create opportunities for the residents of Pico Rivera to interact, exchange ideas, and realize the common goals of a unified community.***

Policy A.2.1 Maintain a hierarchy of community social gathering places, including park lands, community activity centers, and plaza areas within new commercial, office, and industrial complexes.

Policy A.2.2 Promote Pico Rivera as having a City government which is accessible to its citizens and businesses.

Land Use Organization

Objective A.3 ***Establish an inventory of land uses which balance the need for home ownership, apartments, businesses, and industry, while protecting the City's neighborhoods and overall quality of life.***

Policy A.3.1 Maintain an adequate inventory of land for residential, commercial, industrial, and public uses by identifying and designating areas using the designations described in Table I-2.

Policy A.3.2 Structure land uses within the City of Pico Rivera to define their amount, location, and distribution (see Land Use Map included in the back pocket of the General Plan).

Table I-2
General Plan Land Use Designations and Zoning Consistency Matrix

General Plan		Zoning	
Map Symbol	Land Use Designation Description	Map Symbol	Classification
	Residential		
R-R	The **Rural Residential Designation** preserves large lot rural lifestyles, including the keeping of animals in an urban setting. Housing types range from large ranch estates to several houses on a single large lot. In order to have more than one house on a lot, the lot must be at least 30,000 square feet in size. No more than four (4) houses per lot are allowed. *Maximum Land Use Intensity:* 1-2 dwelling units per net acre (see Figure I-1 for illustration of the "net acre" concept). *Anticipated Maximum Population Intensity:* 8 persons per net acre.	R-E	Single Family Residential Estate Zone (Equestrian)
		PUD	Planned Unit Development
		P	Parking
L-D	The **Low Density Designation** makes up the majority of the residential land use within the City. Types of development include one house per lot, and one house with an attached or detached rental unit. A mixture of housing types developed as a planned unit project may be permitted if **Low Density Residential** density limits are not exceeded and a determination is made by the City that the proposed mix of dwelling units will be compatible with the surrounding neighborhood and General Plan policies. To have more than one house on a lot, the lot must be at least 11,000 square feet in size. No more than four (4) houses per lot are allowed. *Maximum Land Use Intensity:* 1-8 dwelling units per net acre. *Anticipated Maximum Population Intensity:* 29 persons per net acre.	S-F	Single Family Residential
		PUD	Planned Unit Development
		P	Parking
M-D	Lands designated **Medium Density Residential** are typified by patio homes, duplexes, condominiums, and townhouses. Since the Land Use Map designates density rather than specific housing types, a mixture of houses and apartment units could also be permitted within a proposed development if **Medium Density Residential** density limits are not exceeded and a determination is made by the City that the proposed dwelling unit mix will be compatible with the surrounding neighborhood and Pico Rivera General Plan policies. Where noted on the General Plan Land Use Map, no more than 2 detached dwellings on a parcel shall be allowed if the second unit meets all other requirements of the Pico Rivera General Plan and applicable Zoning ordinance provisions. *Maximum Land Use Intensity:* 6-14 units per net acre. *Anticipated Maximum Population Intensity:* 51 persons per net acre.	R-M	Multiple Family Residential Variable Density Zone
		PUD	Planned Development
		P	Parking

Table I-2
General Plan Land Use Designations and Zoning Consistency Matrix

General Plan		Zoning	
Map Symbol	Land Use Designation Description	Map Symbol	Classification
H-D	The **Highest Density Residential Designation** is typified by condominiums and apartments with surface parking, although parking structures may be used to provide a greater amount of open space than would otherwise be possible. Since the Land Use Map designates density rather than specific housing types, a mixture of houses, condominiums, and apartments could also be permitted within a proposed development if **Highest Density Residential** density limits are not exceeded and a determination is made by the City that the proposed development will be compatible with the surrounding neighborhood and General Plan policies. **Highest Density Residential** designations are primarily located along major street corridors and near major activity centers. *Maximum Land Use Intensity:* 14-30 units per net acre. *Anticipated Maximum Population Intensity:* 110 persons per net acre.	R-M	Multiple Family Residential
		PUD	Planned Unit Development
		P	Parking
Commercial			
C	**Commercial** land use designations are intended to provide appropriately located areas for the general shopping, commercial service, and office needs of the community. Within the **Commercial** designation, and subject to applicable General Plan polices and Pico Rivera ordinance provisions, appropriate land uses include a broad range of commercial, retail, service, and office uses. Typical uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, professional and business offices, financial institutions, and automotive sales. *Maximum Land Use Intensity:* Floor Area Ratio of ≤ 0.75 (see Figure I-2 for graphic illustration of the "Floor Area Ratio" concept).	C-G	General Commercial
		C-C	Community Commercial
		C-N	Neighborhood Commercial
		CPD	Commercial Planned Development
		C-M	Commercial Manufacturing
		P-A	Professional and Administrative
		P	Parking
Industrial			
I-G	**General Industrial** designations are intended to provide appropriately located areas to be used for a wide range and variety of heavy manufacturing and assembly uses that are not appropriate or compatible in the other industrial land use designated areas. In addition, ancillary and limited commercial support users may be permitted subject to applicable zoning regulations. **General Industrial** areas are intended to make a positive contribution to the local economy and municipal revenues, and furnish local employment opportunities for area residents. *Maximum Land Use Intensity:* Floor Area Ratio of ≤ 0.50	I-G	General Industrial
		IPD	Industrial Planned Development
		P	Parking

Table I-2
General Plan Land Use Designations and Zoning Consistency Matrix

General Plan		Zoning	
Map Symbol	Land Use Designation Description	Map Symbol	Classification
I-R	**Restricted Industrial** designations are intended to provide areas in the City that provide a limited and restricted variety of manufacturing; processing; warehousing; distribution; assembly; storage of products, materials and equipment; maintenance facilities; corporate yards; and related business offices. There may also be research and development activities in conjunction with product manufacturing and wholesaling operations. In addition, other commercial support business such as stationery stores, business supply stores, blueprinting and reproduction services, auto related uses, cafés, and restaurants may be permitted subject to applicable zoning regulations. *Maximum Land Use Intensity:* Floor Area Ratio of ≤ 0.50.	I-L	Limited Industrial
		IPD	Industrial Planned Development
		C-M	Commercial Manufacturing
		P	Parking
Public			
P-F	The **Public Facilities** designation is intended to recognize existing publicly owned facilities, and to provide areas for the conduct of public and institutional activities, including but not limited to State and Federal agencies, special districts, public schools and associated administrative offices, and public and private utilities. Other secondary uses such as wholesale nurseries and landscape growers may be allowed in public utility easements subject to General Plan policies and Zoning ordinance provisions. *Maximum Land Use Intensity:* Maximum Floor Area Ratio of ≤ 1.0.	C-Z	Civic Center Zone
		P-A	Professional and Administrative
		P	Parking
		O-S	Open Space
Recreation/Open Space			
O-S	The primary purpose of areas designated **Public Park/Open Space** is the provision of recreational facilities, preservation of environmental resources, managed production of resources, and protection of the public health and safety. It is also the intent of this designation to identify lands within the City that serve as interim and permanent open space areas, such as utility corridors, publicly maintained open space, and open space reserves and preserves. Only uses consistent with these purposes may be considered appropriate, subject to applicable General Plan policies and Zoning ordinance provisions. *Maximum Land Use Intensity:* The maximum land use intensity is governed by the open space/recreation purpose of the land so designated.	O-S	Open Space
		P	Parking

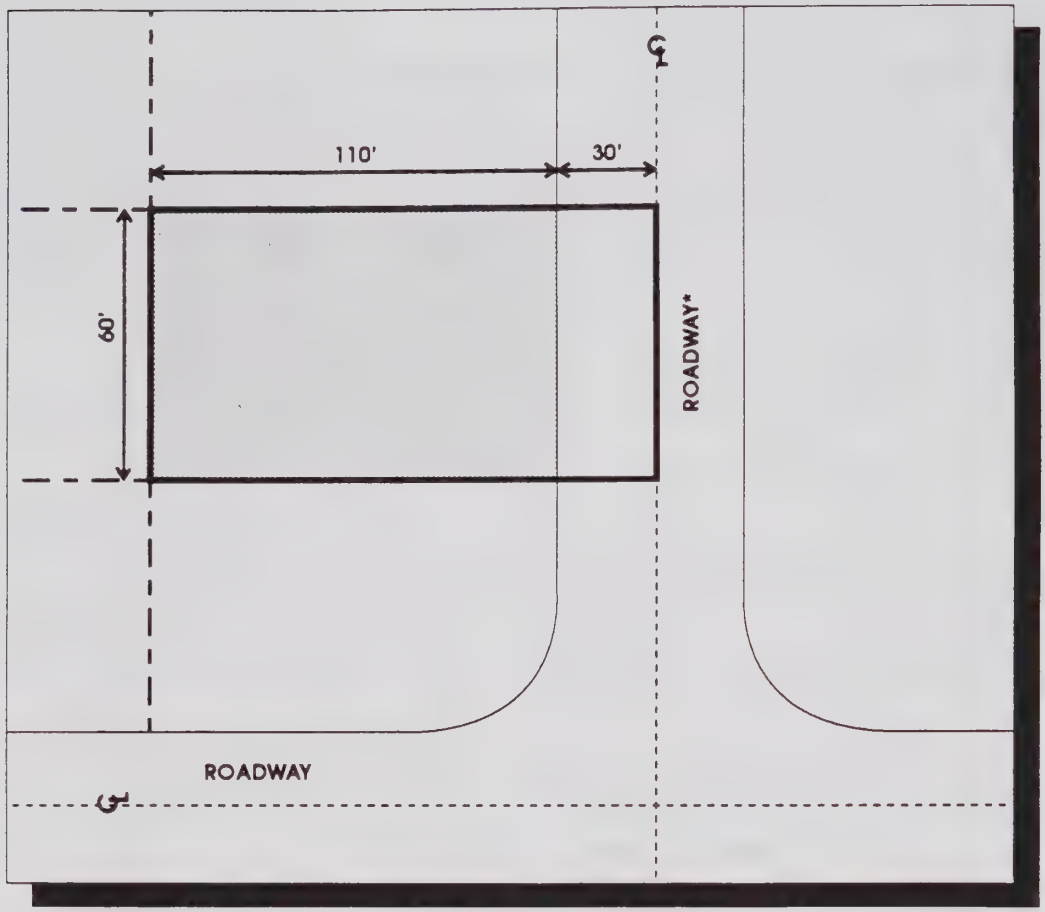
Table I-2
General Plan Land Use Designations and Zoning Consistency Matrix

General Plan		Zoning	
Map Symbol	Land Use Designation Description	Map Symbol	Classification
	Specific Plan		
SP [ ][1]	The **Specific Plan** designation is intended to be used in combination with underlying General Plan land use designations to allow for the creation of flexible standards in areas of the City which have unique characteristics, environmental constraints, or would not otherwise achieve General Plan goals and policies using the existing designations. Within **Specific Plan** designated areas, all land uses which underlie the **Specific Plan** designation are considered to be appropriate subject to applicable General Plan policies and Zoning ordinance provisions. Development or redevelopment within the **Specific Plan** designation will be subject to the requirements of Government Code Section 65450. In addition, Specific Plans for development must include: • a land use plan incorporating high quality design concepts and a consistent design theme; • a circulation plan which shows appropriate access to and from the development as well as how the project roadways will be designed; • a landscape plan providing a consistent planting theme; • a description (which includes illustrative examples) of techniques which will be used to buffer residential and non-residential uses; • an implementation plan which includes a phasing plan for the installation of capital improvements which is consistent with area master plans, how increases in the level of public services such as sheriff, fire, and schools are to be addressed; • an overall development phasing plan for the development; • an assessment of the fiscal and economic impacts of the development; and • when determined necessary by the City, a development agreement which includes the elements listed above and setting forth the terms and conditions agreeable to the City and the developer for implementation of the project. Upon adoption of a specific plan as defined above, the underlying General Plan and Zoning Designations shall be represented by the "SP" Specific Plan designation. *Maximum Land Use Intensity:* The maximum overall intensity of development within the **Specific Plan** designation shall be consistent with the provisions of the Pico Rivera General Plan as determined through the development review process. In all cases, the intensity of Specific Plan developments, and each portion thereof, shall be compatible with the underlying General Plan densities and intensities and adjacent existing and planned land uses.	All zones which are consistent with the underlying General Plan designations are considered to be appropriate.	

Source: City of Pico Rivera, 1993.

[1] Once adopted, the Specific Plan designation shall include a number in brackets "[ ]" which represents the individual specific plan area.

Figure I-1
Net Acre Example

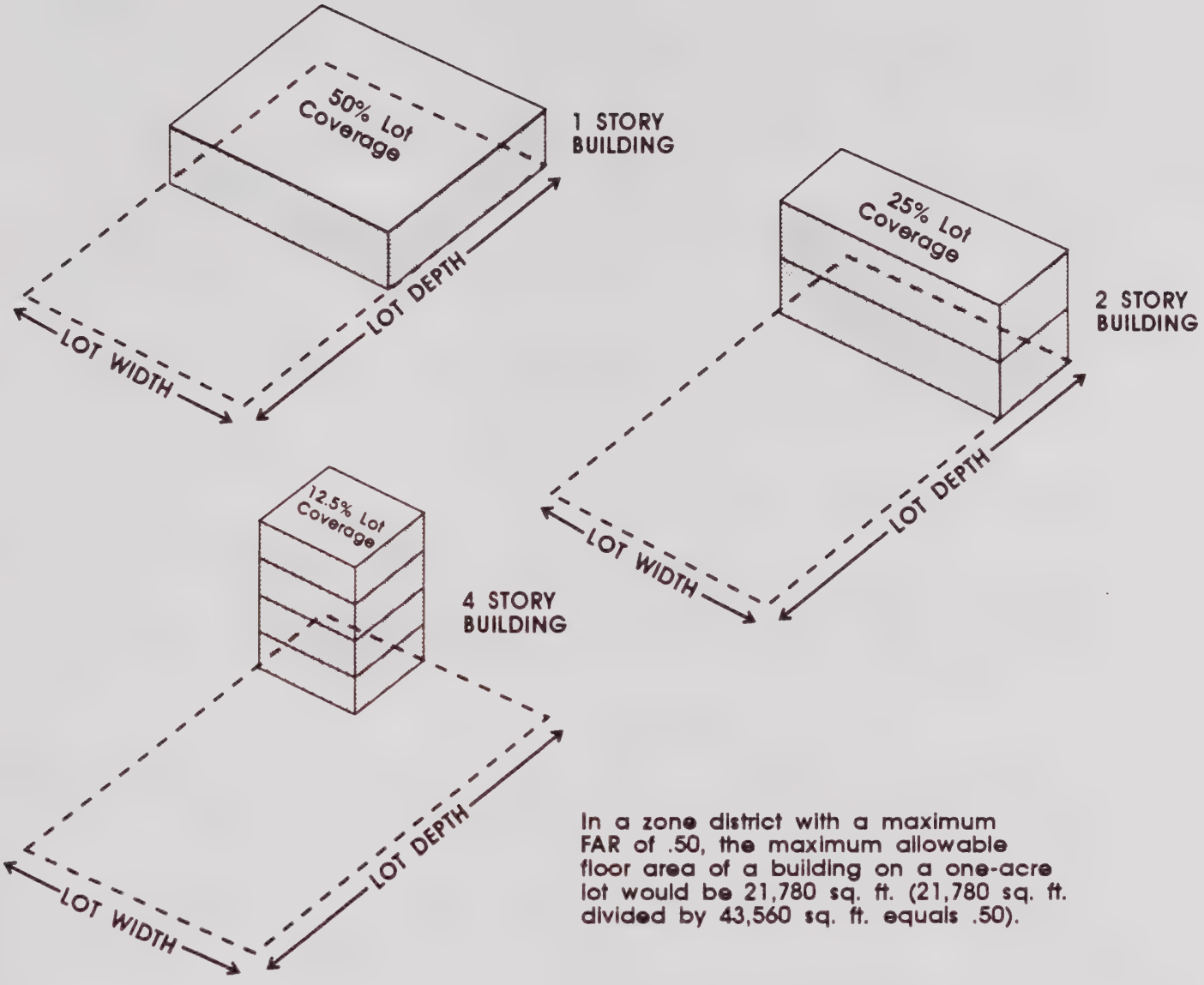


GROSS LOT AREA 8,400 SQUARE FEET

NET LOT AREA 6,600 SQUARE FEET

NOTE: * ULTIMATE ROADWAY RIGHT-OF-WAY.

Figure I-2
Typical Floor Area Ratio (FAR)
FAR = 0.5



In a zone district with a maximum FAR of .50, the maximum allowable floor area of a building on a one-acre lot would be 21,780 sq. ft. (21,780 sq. ft. divided by 43,560 sq. ft. equals .50).

$$\text{FLOOR AREA RATIO (FAR)} = \frac{\text{GROSS BUILDING AREA (ALL FLOORS)}}{\text{LOT AREA}}$$

NOTE: VARIATIONS MAY OCCUR IF UPPER FLOORS ARE STEPPED BACK FROM GROUND LEVEL LOT COVERAGE.

Residential Uses

Objective A.4 ***Protect existing residential neighborhoods and provide adequate housing opportunities to meet the needs of Pico Rivera residents.***

Policy A.4.1 Protect existing residential neighborhoods by prohibiting new apartment construction within areas developed primarily with houses.

Policy A.4.2 Require that appropriate buffers be provided between residential and non-residential uses, as well as between houses and apartment areas.

Policy A.4.3 Where residential dwellings are located within areas planned for non-residential uses, ensure that non-residential development occurs in an orderly manner with minimal disruption to existing residents.

Policy A.4.4 Support maintenance and rehabilitation programs which help residents to improve older residential neighborhood areas.

Policy A.4.5 Protect large lot residential areas which provide for rural lifestyles, by controlling subdivision of large lots in those areas.

Policy A.4.6 Provide areas for residents who desire a mobile home park lifestyle, with amenities such as common open space and recreational areas.

Policy A.4.7 Encourage the provision of areas for housing needed to implement the provisions of the General Plan Housing Element.

Commercial Uses

Objective A.5 ***Provide adequate land for retail and service commercial, professional services, and office-based employment-generating uses to meet the needs of Pico Rivera residents.***

Policy A.5.1 Encourage commercial development that is compatible with the level of demand which is expected within the City, and which complements, rather than duplicates, other commercial development in the area.

Policy A.5.2 Maintain existing sales tax generating areas and, where consistent with other provisions of the General Plan, intensify the sales tax-generating potential of these areas.

Policy A.5.3 Consistent with maintaining an image of the City of Pico Rivera as a quality residential community, reserve vacant and underutilized lands along heavily traveled roadways, which are not appropriate for residential use, for commercial, office, or other non-residential uses.

Industrial Uses

Objective A.6 ***Promote a mix of attractive, employment-generating industrial areas which provide a sound and diversified economic base, and which are compatible with the community's overall residential character.***

Policy A.6.1 Encourage industrial development usage (that) will provide local employment opportunities and invite additional investment in the community.

Policy A.6.2 Encourage private land owners to assess opportunities for consolidating existing uses and provide incentives for the intensification and physical improvement of employment-generating industrial uses.

Public Facility Uses

Objective A.7 ***Maintain adequate land for educational, cultural, recreational, and public service activities to meet the needs of Pico Rivera residents.***

Policy A.7.1 Promote the availability of public facilities to meet the needs of Pico Rivera residents.

Policy A.7.2 If an existing public facility is no longer needed for public purposes, ensure that its conversion to the private sector and ultimate use is consistent with the character of existing residential neighborhoods.

Land Use Transitions and Buffering

Objective A.8 ***Maintain an organized pattern of land uses which minimizes conflicts between adjacent land uses.***

Policy A.8.1 Require that the density or intensity, as well as design, of new developments be compatible with adjacent neighborhoods and land uses.

Policy A.8.2 Require that effective buffer areas be created between uses that have significantly different densities/intensities or that have operating characteristics which could create nuisances along a common boundary; ensure that individual site designs and operations avoid the creation of nuisances and hazards for either use.

Regional Cooperation and Coordination

Objective A.9 ***Coordinate land use planning programs between local, regional, State, and Federal agencies.***

Policy A.9.1 Notify area service agencies when considering changes to the City's existing land use pattern. Notify adjacent cities when such changes are located adjacent to City boundaries.

Policy A.9.2 Cooperate with neighboring jurisdictions through review and comment on proposed changes to existing land use patterns which might affect the City of Pico Rivera.

Policy A.9.3 Establish and maintain regular lines of communication with local, regional, State, and federal agencies whose planning programs may affect Pico Rivera's residents and businesses.

Policy A.9.4 Require that annexation proposals demonstrate that they will generate sufficient revenues to finance, maintain, and operate facilities and services which would be required.

B. Housing Element

Introduction

The information contained in the following element was prepared in 1989 to meet the State housing requirements for the 1989 to 1994 planning period. Other than necessary format changes to achieve consistency with the rest of the updated General Plan, the 1989 Housing Element remains as adopted by the City on June 19, 1989 and reviewed by the State Department of Housing and Community Development (HCD). In order to be consistent with HCD's review, minor textual modifications suggested by HCD in their September 20, 1989 letter were integrated into the current update of this Housing Element. Information regarding an assessment of the Assisted Housing Units at risk was also added to comply with current 1993 State requirements for housing elements.

California State Law requires that local governments review and update the housing element of their general plans periodically (at least every five years). The next such review is due July 1, 1994. In accordance with this mandate, the City of Pico Rivera has conducted a review as part of the 1989 Housing Element Update of housing needs in its community for the purpose of evaluating the effectiveness of past programs and establishing new goals and objectives for the coming five-year period.

The housing element revision is presented in the following six sections.

1. An assessment of housing needs, resources and constraints.
2. Assisted Housing at risk of converting to non-low-income uses.
3. Evaluation of past performance.
4. A statement of goals.
5. A description of public participation.
6. An evaluation of General Plan consistency.

Unless otherwise noted, demographic information included herein is based on 1980 Census information.

Assessment

Population and Employment Trends

Pico Rivera occupies an approximately 8.5 square mile area located southeast of downtown Los Angeles just east of the Rio Hondo River. Between 1950-58, the City experienced a fast rate of growth (10.5 percent annually) largely due to rapid subdivision and residential development. Since its incorporation in 1958, however, the population gains have been more modest, though still steadily increasing.

Census data from 1980 reported Pico Rivera's population to be 53,387, evenly divided between men and women. Figures provided by the State Department of Finance indicate that, for the seven years from 1980 to 1987, the City's population rose approximately 11 percent to 59,337 (see Table I-3).

Table I-3
City Population Figures
1980 - 1987

Years	Population
1980	53,387
1981	54,245
1982	55,532
1983	55,837
1984	56,355
1985	56,857
1986	58,531
1987	59,337

Source: State Department of Finance, 1988

Age

The age composition of the population has also undergone change over the years. Median age increased from 24.2 years to 26.7 years during 1970-80, with the number of persons under 25 years of age decreasing from 51 percent (27,638) to 47 percent (25,258). At the same time, the elderly sector (60 years and above) grew as a proportion of the population from 8 percent (4,215) to 11 percent (5,843). Because of the stable nature of the City's neighborhoods, the number of elderly is likely to continue increasing as residents choose to remain in Pico Rivera into their retirement years.

Race and Ethnicity

One outstanding feature of Pico Rivera is the large representation of Hispanic people in its community. In 1980, Hispanics (identified in the Census as "persons of Spanish origin") totalled 40,637, or 76 percent of the City's population. This reflected an increase from 1970 when a little over 61 percent of the City's residents were Hispanic. The Anglo population has gradually diminished in proportion, comprising only 21.6 percent of the population in 1980 as opposed to 35.9 percent in 1970. Other groups, which include Blacks, Asians and American Indians, make up the remaining 2.3 percent.

The figures quoted above for 1980 are in marked contrast with corresponding statistics for the Los Angeles-Long Beach Standard Metropolitan Statistical Area (SMSA) as a whole. A little over half (52.9 percent) of the Los Angeles-Long Beach SMSA population is White, with Hispanics representing 27.6 percent, a much smaller proportion of the total population than that of Pico Rivera.

Employment

Total employment of City residents aged 16 and over was 22,016 according to the 1980 Census, an employment rate of 93 percent of the labor force. Labor force characteristics of the City reflect those present nationwide; over two-thirds of those employed work in manufacturing, wholesale and retail trades as operators, assemblers and inspectors or in technical, sales and clerical jobs. Also, female participation in the labor force has increased, from 34.8 percent in 1970 to 40.6 percent in 1980 (of which 18.5 percent have children under 6 years of age). Most Pico Rivera residents work outside of the City. Over 82 percent of employed residents have commuting times of 15 minutes or more, with the average time travelled to work each day being 27 minutes.

Unemployment in Pico Rivera rose from 4.9 percent in 1970 to 7.0 percent in 1980, 1 percent higher than the 6 percent rate in Los Angeles County. Currently, the largest employer in the City is Northrop Corporation, which provides approximately 12,000 jobs.

Commercial developments along Whittier Boulevard (including Crossroads Plaza and Gateway Center) have provided additional employment opportunities.

SCAG Regional Housing Needs Assessment

The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The income groups established are categorized as Very Low, Low, Moderate, and High Income households. The incomes of the selected income groups are based upon percentages of the median household income for the Los Angeles area, which was $21,750 for a family of four in 1980, the year upon which the data is based. Very low income households are those whose income does not exceed 50 percent of the median household income for the greater Los Angeles area; Low Income households earn from 50 to 80 percent of the median; Moderate Income groups earn from 80 to 120 percent of the median; and the High Income households earn over 120 percent of the median income. The Southern California Association of Governments' 1988 Regional Housing Needs Assessment produced a five year future housing need for Pico Rivera of 595 units (see Table I-4). The housing needs for the selected income groups are shown by percent and number of housing units required.

Table I-4
Summary of Projected Housing Needs

Number of Units		Number
1.	1994 Households	16,011
2.	1989 Households	15,948
3.	5-year growth in households (subtract line 1 from line 2)	370
4.	Existing Vacancy Need	114
5.	Additional Vacancy Need	9
6.	1989-1994 Expected Units lost from stock	102
7.	Future Housing Unit needs, for all income groups	595
8.	Future Housing needs by income groups	

Very Low	Low	Moderate	Upper	Total
102	119	125	249	595

Source: SCAG Regional Housing Needs Assessment December, 1988.

Household Characteristics

Approximately 50 percent of the land area in Pico Rivera is devoted to residential use, most of which is for single family dwellings (81 percent of the 15,865 housing units). Most single family homes are owner-occupied; however, 15 percent are rented out and provide approximately 40 percent of the available rental units. Multi-family housing has comprised a relatively small proportion of the housing stock--only 19 percent-- although that number has steadily increased since 1980. In addition to the above, the City has 446 units of mobile homes and trailers housing 1,003 residents (see Table I-5).

The total number of households grew from 14,362 in 1970 to 15,382 in 1980, an increase of 1,020. Over these same years, the average number of persons per household decreased from 3.8 to 3.45, with single person households increasing slightly from 10.5 percent (1,504) of the population to 14.6 percent (2,239). The concurrence of growing numbers of households and smaller household sizes is a nationwide phenomenon which suggests, among other things, a decline in the traditional nuclear family unit. This is true even though large families (i.e., five or more persons) made up 27 percent of the City's households in 1980. There were 3,343 large families living in owner-occupied units in 1980, and 803 large families in rental units.

Table I-5
Mobile Home Parks
City of Pico Rivera

Name of Mobilehome Park	Total Spaces in Park	Number of Spaces Occupied	Number of Permanent Residents
Citrus Drive Trailer Park	28	28	54
Elms Mobile Estates	25	25	39
Pico Rivera Mobilehome Park	34	34	50
Rio Vista Mobilehome Park	98	95	160
Shamrock Mobilehome Park	11	11	22
Villa Nova Mobilehome Park	153	153	387
Walnut Lodge	34	34	39
Westland Estates	63	63	252
Total	**446**	**443**	**1,003**

Source: City of Pico Rivera Departments of Housing & Community Development, and Planning, 1988.

The median income of Pico Rivera households in 1980 was above that of Los Angeles County: $18,401 in Pico Rivera compared to $17,563 for the County. Owners, however, had median incomes of $20,867, whereas renter median income was much lower at $12,546. Looking at individual census tracts, all areas show a substantial number of low and moderate income residents, i.e. those making 80 percent of the County median income or less. Every tract shows over 30 percent low-moderate income persons, and three tracts have more than 50 percent in this classification.

Families with female heads-of-households increased from 1,200 (8.4 percent) in 1970 to 1,729 (11.2 percent) in 1980, consistent with the national trend. A significant number of households with children ages 0-18 are female-headed: 14.8 percent in 1980, an increase from 8.3 percent reported in 1970. This number bears importance in relation to social service needs such as child care, recreation programs, and health care which are of special concern to these households.

Ability to Pay

Data from the 1980 Census indicate that homeowners with mortgages spent an average of $282 per month for selected housing expenses. These housing expenses reflect the sum of mortgages, deeds of trust or similar debts on property, utilities, and fuels. Monthly payments for owners appear low because the average age of the City's housing stock is over 30 years old, and interest rates and initial prices were considerably lower at the time of purchase. Also, the Census does not attempt to identify nor include operating costs in owner-occupied housing expense figures.

For renters, median gross rent in 1980 was $257 per month. This dollar amount is the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities and fuels if paid for by the renter. This definition was used by the Census in an attempt to eliminate differentials due to varying practices in rent structuring. Unlike owner costs, rents quoted in this category most likely include operating costs for the landlords.

The $257 monthly rental rate in 1980 bears no resemblance to rates in subsequent years. Table I-6 gives one measure of the extent to which rents have skyrocketed during recent years. The HUD-formulated Fair Market Rent (FMR) schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau Housing Survey to calculate these FMR's for each SMSA.

Table I-6
HUD Fair Market Rents
Los Angeles-Long Beach SMSA
1980 - 1983 - 1988

Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1980	$ 291	$ 343	$ 380	$ 420
1983	463	538	710	816
1988	588	684	876	990
Percent Change 1980-1988	102%	99%	130%	135%

Source: U.S. Department of Housing and Urban Development, 1988.

Because HUD includes different criteria in its definition of rent, Census figures and FMR's are not directly comparable. However, what is significant and applicable to the City is the rate of increase from 1980-1988 according to HUD figures; by 1988 rates for a single bedroom in the Los Angeles-Long Beach SMSA had increased by 102 percent over the 1980 rate; rates for a four bedroom rose by 135 percent.

Based on figures from the 1988 Regional Housing Needs Assessment prepared by SCAG, the total number of lower income households paying more than 30 percent of their gross income was 2,684, which represents 47 percent of the total number of lower income households in the community. Of the 2,684 households overpaying, 1,098 were owner-occupied and 1,585 were renter-occupied.

On the average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners, and, thus face greater financial obstacles in securing decent, affordable housing. The following summarizes their situation:

- Median income for renters was $12,546 in 1980, $5,355 below the median income for households citywide, and $8,321 below homeowner median income.

- Although both homeowners and renters who earn less than $10,000 in yearly salary are likely to pay more than 30 percent of their incomes on respective housing expenses, one-third of all renters fall into this category and for the most part are likely to spend more than 50 percent of their earnings for housing costs.

- Renters have a higher proportion of overcrowded units, although there are more overcrowded owner households in absolute numbers.

- Although vacancy rates are tightest for owner-occupied units, rental units are still much below the "ideal" vacancy rate as set by the local council of governments.

- Approximately 25 percent of the rental units are in substandard condition, compared to 16 percent of the owner-occupied units.

Overcrowding

There is a high level of overcrowding in the City (see Table I-7). Overcrowding is defined by the 1980 Census as 1.01 persons or more per room (excluding bathrooms). Sixteen percent (1,765) of the owner-occupied housing in the City is overcrowded, as is almost a quarter (1,050) of the renter-occupied housing. These percentages are both higher than those for Los Angeles County, which are 6.6 percent and 15.5 percent for owner and renter occupied units, respectively. A map of Census tract boundaries follows (see Figure I-3).

Table I-7
Overcrowded Units by Census Tract

Census Tract #	Number Of Overcrowded Units	% of Housing Stock
5004.01	250	18
5004.02	371	31
5005	102	18
5006	431	32
5007	244	14
5008	224	16
5009	304	20
5024	334	16
5025	202	18
5026.01	247	14
5026.02	106	9

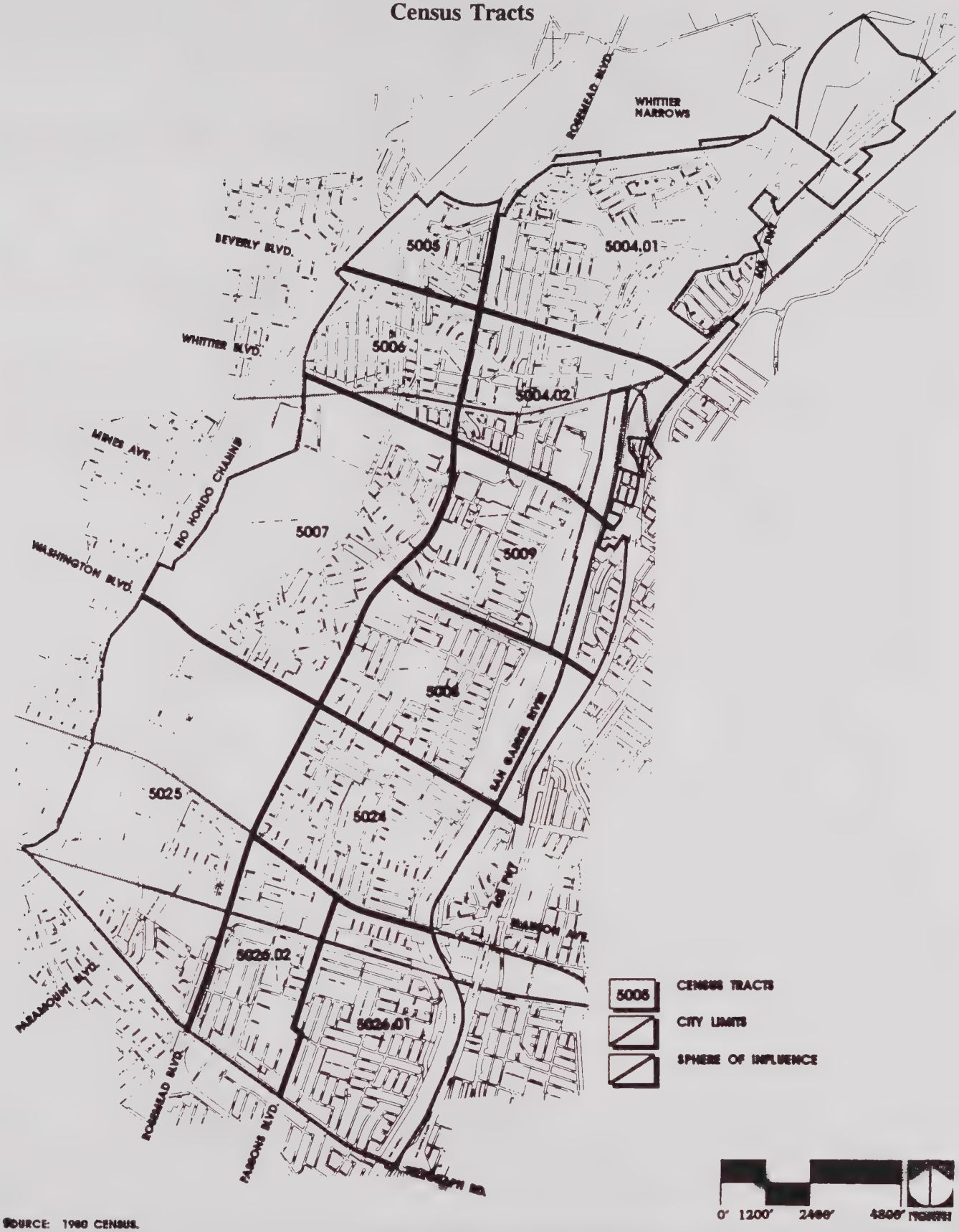
Source: 1980 Census

Housing Stock Condition

Over half of the housing stock in Pico Rivera is over 30 years of age and within the next ten years will require conscientious upkeep to insure maximum longevity. During the past ten years the City has encouraged home maintenance by providing rehabilitation assistance and an expanded Code Enforcement component through programs funded by Federal government Community Development Block Grant monies (see Policies, Programs and Objectives).

There are approximately 2,899 units which are substandard according to the City's Housing Assistance Plan of October, 1988. This Plan defines substandard housing as that which does not meet all local building codes. Of these substandard units, 1,807 are owner units and 1,092 renter-occupied units.

Figure I-3
Census Tracts



SOURCE: 1980 CENSUS.

Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. It has been estimated that of the 2,899 total, 452 owner units and 273 rental units are severely dilapidated and in need of replacement.

Lower-income households occupy approximately one-third of the substandard owner units and 66 percent of the substandard rental units. Of these, almost all are minority households, primarily Hispanic.

Housing Stock Growth Rate

While the City's housing stock is aging, there has been some growth in recent years. In each of the ten years from 1979 through 1988, the rate of new construction has exceeded the rate of demolition (see Table I-8).

In the aggregate, for this ten-year period new construction exceeded demolition by 805 units. Three hundred and sixty-five of these units resulted from the development of two project (the Brightonwood Town Homes and Parkview Estates) located in one of the last large undeveloped areas within the City of Pico Rivera. However, even after excluding these particular projects, the City's housing stock grew by approximately 45 units per year over this ten-year period.

Table I-8
Growth Rate
City of Pico Rivera

Year	New Units	Demolition
1988	72	43
1987	75	58
1986	234	17
1985	217	29
1984	44	28
1983	26	14
1982	77	24
1981	160	7
1980	199	142
1979	89	26
Average	119	38.8

Source: Building Department, City of Pico Rivera

Land Inventory

Approximately half of Pico Rivera's developed land is dedicated to residential dwellings. Of the total area in the City, 33 percent is developed as single family, 2 percent as apartments and condominiums/townhomes, and 1 percent as mobile home parks[1]. There is very little vacant land left which is appropriate for future housing activity. Consequently, new housing development is expected to occur at a modest rate, primarily through recycling and infill of vacant lots.

At the present time, ten different sites totaling approximately 19 acres have been identified by the City's Community Development Department as being vacant and offering potential for housing development. In addition, there are 31.2 acres of considerably underutilized land included in six locations which also provide potential for new housing (see Figure I-4 and Table I-9). Public facilities and services are generally available to all these sites. Deficiencies are noted on Table I-9.

Vacant and underutilized school sites were not included in the list of available sites since the El Rancho Unified School District's enrollment projections have indicated such sites may be needed for school purposes in the future[2].

Land zoned as Multiple Family Residential Variable Density (R-M) allows for the greatest possible housing density at thirty units per acre. Obviously, not all land can or should accommodate the maximum possible housing density. In determining appropriate zoning, factors to consider should include the General Plan goals for the City, public improvements available or lacking, zoning of surrounding area, and the specific regional housing requirements for various income levels and a balance of multiple and single family dwellings. The City will have more than adequate sites available to provide for its Regional Housing Needs Assessment. Those sites in excess of 1989-94 needs will be available in the next planning period."

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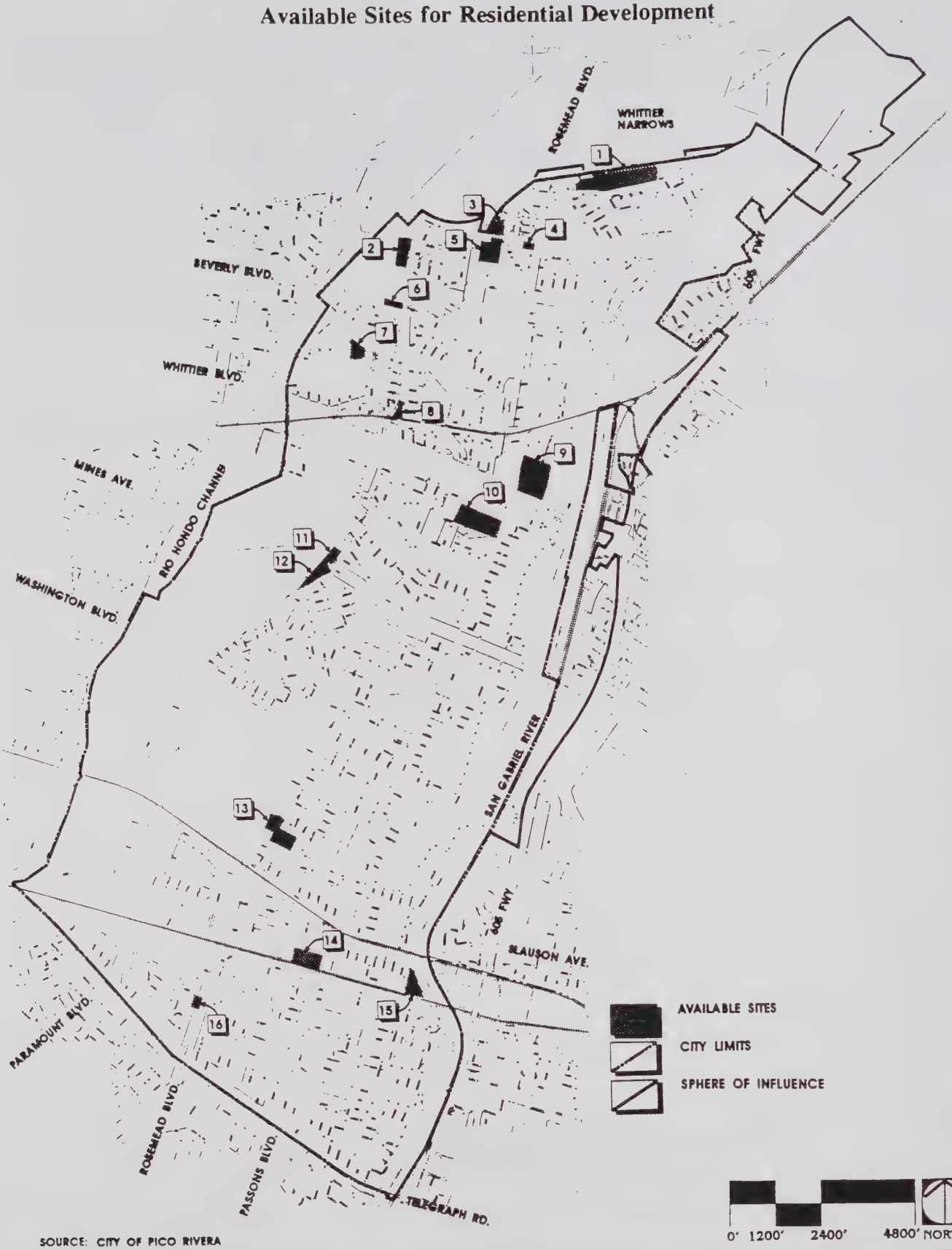
[1] Source: City of Pico Rivera, Planning Department Land Use Survey of June, 1988.

[2] Source: El Rancho Unified School Districts, Five Year Facility Plan, June, 1989.

Figure I-4
Available Sites for Residential Development



SOURCE: CITY OF PICO RIVERA

Table I-9
Land Available for Residential Development 1989-1994

Parcel #	Acreage	Existing Use	General Plan	Zoning[1]	Capacity[b] in units	Census Tract	Public Services Facilities
1.[a]	15.5	Industrial	Holding	R-M[c]	200	5004.01	d
2.	1.9	Vacant	Multi-Family	R-M[c]	38	5005	d,e
3.	1.7	Vacant	Single-Family	S-F	8	5004.01	e
4.	.6	Vacant	Single-Family	S-F	3	5004.01	
5.	3.9	Commercial	Multi-Family	R-M[c]	78	5004.01	e
6.	1.3	Vacant	Multi-Family	R-M	26	5005	e
7.[a]	1.9	Private School	Single-Family	S-F[c]	9	5006	e, f
8.	.6	Vacant	Multi-Family	R-M	12	5006	e
9.[a]	4.9	Residential	Multi-Family	R-M	98	5004.02	f, g
10.[a]	2.8	Residential	Multi-Family	R-M	56	5009	
11.	.5	Vacant	Single-Family	S-F	3	5007	f
12.	3.9	Vacant	Single-Family	S-F	19	5007	f
13.[a]	3.2	Residential	Multi-Family	R-M	64	5024	f
14.	4.3	Vacant	Multi-Family	R-M	86	5026.02	
15.	2.7	Vacant	Single-Family	S-F	13	5026.01	h
16.	.5	Vacant	Multi-Family	R-M	10	5025	
Total	**50.2**				**723**		

Source: City of Pico Rivera, Community Development Department, 1989, General Plan, 1973 as amended.

[1] Based on 1989 City of Pico Rivera Zoning Map.

[a] Existing development on-site and/or underutilized
[b] Assumed Average Density: S-F = 5 du/ac; R-M = 20 /ac; maximum R-M
[c] Proposed Zone Reclassification
[d] Street extension proposed (General Plan Page 7.10).
[e] Storm drain deficiencies (General Plan Page 8-24).
[f] Sewer system deficiencies (General Plan Page 8-27).
[g] Street closure proposed (General Plan Page 7-10).
[h] Local drain needed (General Plan Page 8-24).

Governmental Constraints to Housing Construction

Local government can unintentionally affect the cost of h g through land use controls, building codes and their enforcement, fee p sing requirements, required on and off-site improvements, and taxes and insu It is important for the City to review and provide measures to alleviate these nstraints in terms of their potential to interfere with the supply, distribution, and cost of housing.

Land Use Controls

The location and types of housing in the City are limited to a great extent by density limitations contained in the Land Use Element of the General Plan. These land use designations and associated density limitations are as shown in Table I-10.

Table I-10
Residential Land Summary

Use Category	Density	Acreage	Percent of City
Single Family	3 - 8	2,100	39.5%
Multi-Family	10 - 30	240	4.5%

Source: Community Development Department, City of Pico Rivera, 1989

The figures from the General Plan show that approximately 45 percent of the City land is designated for residential development. Given the relatively low level of development in the City and the predominance of single family development, it is unlikely that the density limitations of the General Plan have had a significant impact on the cost of housing. Zoning regulations also limit residential development and subsequently may increase the cost of housing. The various zone districts have density limitations which under State law must be consistent with the General Plan. The great majority of residential zoning in the City is S-F (Single Family Residential). The minimum lot size is 6,500 square feet. In addition, the Ordinance contains provision for additional units to be built on a single family lot up to a maximum of four units provided the lot or parcels contains 21,000 square feet or more. R-M (Multi-Family Residential) zoning has a variable density scale based on parcel size. The minimum density is 10 dwelling units per acre for parcels under 8,500 square feet and increases to a maximum 30 units per acre for parcels over 20,000 square feet. However, for any parcel over 20,000 square feet the Zoning Ordinance requires the filing of a Conditional Use Permit and a public hearing before the Planning Commission. The final density is established by the required Conditional Use Permit and historically has averaged about 20 units per acre, about 1/3 less than the maximum allowed.

Other zoning regulations which may affect the costs of development include op space and parking requirements. The residential zones have building cover limitations and minimum distance between residential buildings which can have effect of limiting densities and add-ons.

The City, however, does have a rather flexible off-street parking ordinance allowing for parking in garages or carports. The City has also adopted a Zoning Ordinance reducing the amount of off-street parking required for senior citizen housing. The Zoning Ordinance also allows residential uses on upper floors of commercial buildings.

In addition, to encourage affordable housing, the City has adopted an ordinance to allow for the density of the senior citizen project to be set by the Planning Commission and is not limited by the underlying zone.

The City also adopted an ordinance allowing the placement of manufactured housing on single family lots.

On and Off-Site Improvement Requirements

Most cities have fairly high engineering standards for curbs, gutters, sidewalks, and streets. These standards regulate construction and such items as width and grade. In the past, the City has approved residential subdivisions with private streets where the standards have been modified to reduce housing costs. The City recognizes that there is some validity in reviewing the general development standards such as street width, parking lanes and sidewalks not only to result in lower costs, but also in a more pleasing appearance for the subdivision.

Fees

Case processing fees in Pico Rivera are among the lowest in Southern California. The City has resisted attempts to derive full compensation for staff hours through filing fees with the result that front-end expenses for developers have been kept low over the years.

Building permit and Plan check fees are in line with those currently charged by other jurisdictions in the area. Presently, Public Works Department plan review fees are rather low. The park development fees is only $100 for each residential unit. The City's Code requiring Quimby fees has a minimum fee of only one-third of that allowed under State law.

Processing Procedures

Site plan review and zoning case processing can be an unnecessarily lengthy, cumbersome process which delays the development of housing and increases costs. The City's policy is to discourage the backlog of such cases. Other than legally required public hearing notice periods, developers are not hindered with "dead time" in case processing. Depending upon the complexity of a project, plan check for new construction averages approximately 4-6 weeks. This compares very favorably to other jurisdictions in the area.

Building Code Requirements

The City has adopted the State Uniform Building Code (UBC) which establishes minimum construction standards as applied to all residential buildings. As these standards are State minimums, the City cannot reduce construction costs by revising the building code of the City.

School Fees

In the last few years, the State has adopted legislation authorizing local school districts to levy fees on new residential construction and to additions to existing residential development which increase the habitable space of a structure and exceed a value of $20,000. In the City of Pico Rivera, the El Rancho Unified School District recently adjusted its fees for residential construction to $1.56 per square foot[1]. While such fees are collected to finance the construction, and reconstruction of school facilities, they do add to the cost of housing in the community.

In conclusion, there are no extraordinary regulations applied by the City that would hinder housing development. It should be stressed that significant constraints on housing production in the community are the result of physical, environmental, and financial constraints rather than of any specific policy of the City.

Nongovernmental Constraints to Housing Construction

Age of Housing Stock

Unlike many areas of Southern California, the housing stock in Pico Rivera is quite old. Over 50 percent of the housing was built in the 1950s, and 24 percent was built before 1950 (see Table I-11).

[1] El Rancho Unified School District, 1989.

Table I-11
Age of Housing

Year Structure Built (in Years)	Age Units	Number of Total	Percent of Total
1975 - 1980	1 - 5	513	3.2
1970 - 1974	6 - 10	651	4.1
1960 - 69	11 - 20	2,280	14.4
1950 - 59	21 - 30	8,573	54.0
1940 - 1949	31 - 40	2,851	18.0
1939 or earlier	41 +	1,004	6.3

Source: 1980 U.S. Census

Unavailability/Division of Vacant Land

There is little land in the City available for new construction. As noted elsewhere in this Plan, there are only an estimated 50 acres of undeveloped or underdeveloped land identified by the City as appropriate for residential development. Also, in most instances parcels are divided into small lots that make land assembly difficult.

Cost of Housing

As in other areas of the Los Angeles Basin, housing costs are quite high. This is related in part to the rising cost of land. Recent public acquisitions and subsequent sales of land at market rates have been in the range of $35,000 per 5,000 square foot parcel. This is reflected in a total price of construction of approximately $100[1] per square foot. Even with a return to smaller size dwelling units, it can be seen that the cost of housing prices a large part of the population out of the homeowner market. This is reflected in recent statistics that indicate that the Southern California area is now the most expensive housing market in the country. The City has been unable to identify any factors subject to local control related to land, fees, labor, materials, and/or financing that would significantly reduce this cost.

Reluctance to Accept Condominiums

A 1984 study by the California Homebuilders Association indicates that less than 15 percent of first-time home buyers in the State were willing to accept condominiums as a housing choice. Thus, one of the few market devices available to counteract high land prices is burdened by the psychological attachment of the population to traditional housing stock.

[1] Source: Whittier Board of Realtors, 1989

It should be noted that partly because of this lack of demand, there has been no history of condominium conversions in the City of Pico Rivera[1]. In fact, there has never been an application or even an expression of an interest in the condominium conversion of existing rental units. For these reasons, there is no anticipated threat to the City's supply of affordable rental housing through condominium conversion.

Uncertain Interest Rates

In the late 1970s, a shift to adjustable rate mortgages (ARMs) began. However, some potential homeowners still seem unwilling to accept the potential for payment fluctuation that accompanies this type of loan instrument.

Availability of Financing

Local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. There is no evidence of so-called "red-lining" in the City of Pico Rivera.

Geographic Location

The proximity of Pico Rivera to the center of the Los Angeles Basin has resulted in a low housing vacancy rate. This reduces the mobility of both potential home buyers and renters and allows sellers and landlords the luxury of pricing housing to take advantage of this high demand-low supply ratio.

Special Housing Needs

Under present law, a housing element must include an analysis of special housing needs. Such needs refer to households including the elderly, handicapped, large families, overcrowded households and the homeless. An analysis of mobile home parks also is included in the needs assessment along with an analysis of minority households.

Elderly and Handicapped

The 1980 U.S. Census identified 3,601 elderly households within the City of Pico Rivera, representing about 23 percent of the householders. The City's Department of Housing and Community Development estimates that approximately 80 percent of the elderly are homeowners with the remainder renters. The concern of elderly households relates to their ability (or inability) to relocate into housing which satisfies their actual shelter needs. According to the 1988 Pico Rivera Housing Assistance Plan, 15.9 percent of the City's lower income households in need of housing assistance are headed by a senior. In addition, the 1980 U.S. Census identified 8.2 percent of the City's population of working age (16-64 years) were reported as handicapped or disabled. Elderly households may need smaller "efficiency units" to make independent living possible. Likewise some handicapped persons may need housing with wheelchair access.

[1] As of 1989.

Various private facilities in Pico Rivera offer special services for the elderly and handicapped. As reported to the State's Department of Finance, El Rancho Vista Convalescent Home, Rivera Nursing Home, and Saint Teresa's Convalescent Home offer a total capacity of approximately 350 residents in need of nursing care. There is also a major facility for the mentally and physically handicapped. The Colonial Gardens Home is staffed with medical personnel and has a bed capacity of approximately 100. In addition, within the City is a retirement home with 97 rooms and three Senior Citizen housing developments with a total of 133 units. These three senior housing projects include the following:

- Verner Villa - 9220 Verner Street (75 Units);
- Rivera Gardens Apartments - 5107 Passons Boulevard (40 Units); and
- Jan Lynn Apartments - 4542-4600 S. Durfee (18 Units including 8 designated for Seniors).

All three of these Senior Citizen developments have received Federal assistance through the U.S. Department of Housing & Urban Development, and two face possible conversion to market rate rental levels during the five-year term of this housing element.

Large Families

According to the Housing Element Guidelines (1977), the term "large family" refers to a family of five or more persons. When the 1980 Census was completed, there were an estimated 4,146 households residing in Pico Rivera in 1980 with large families.

Overcrowded Households

The most often used indicator of overcrowding relates to the number of rooms and persons in a housing unit. In fact, the overcrowding indicator cited by the 1977 Housing Element Guidelines is "... the number of housing units with 1.01 or more persons per room."

Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is more appropriately considered a household characteristic instead of a housing condition.

The occurrence of overcrowding in Pico Rivera is higher than the County average. This points to a special need for adequate units to accommodate large families. In particular, from the 1980 Census, renters were found to be disproportionately affected with 24 percent (1,049 units) renter units overcrowded as compared to 16 percent (1,769 units) owner units overcrowded. In addition, while owner units had a median number of 5.1 rooms per unit, renter units have only 3.5. The condition worsened for vacant units; the median size for vacant renter units had 2.5 rooms and only 34 vacant rental units had five rooms or more (i.e., could accommodate a large family without overcrowding).

Female Heads of Household

Based on the 1980 Census data, the City of Pico Rivera had 1,729 households with a female head comprising 11.2 percent of all households. About 715 of these households were one-person households without children.

Homeless

There are two categories of need that should be considered in discussing the homeless. Transient housing provides shelter only; usually on a nightly basis. Short-term housing usually includes a more comprehensive array of social service support to enable families to re-integrate themselves into a stable housing environment.

The number of families and persons in need of emergency shelter in Pico Rivera is difficult to ascertain due to the complexities related to homelessness and due to the fact that no studies or analysis have been done for Pico Rivera specifically. However, United Way conducted a study in 1986 and estimated that there are between 1,750 and 3,250 homeless in the San Gabriel Valley. Compiling data from the study conducted by United Way, various shelter providers and Catholic Charities, it is estimated that there are between 600 and 800 homeless persons who give Pico Rivera as their last place of residence. Of these 600-800 persons, data indicates that the greatest needs are families with children, with single men being the second largest group, followed by single women and the elderly. The data does not include the mentally ill or those with substance abuse problems.

While there are no shelters presently located in Pico Rivera, the City believes that the homeless issue is one that is sub-regional in nature and best addressed by utilizing area-wide resources. Catholic Charities, with an office in Pico Rivera, and the San Gabriel Valley Fair Housing Council, under a contract with the City, assist in monitoring the shelter, transportation and additional social service needs of the homeless.

There are various shelters available to Pico Rivera residents that are already in full operation. The 110-bed Rio Hondo Temporary Home, located in the City of Norwalk, places an emphasis on short-term shelter and services for families with children.

Also available to Pico Rivera residents is the Salvation Army facility in Whittier which provides a 6-bed shelter for women with children and a 15-bed dorm for transient men.

The Catholic Rainbow Outreach provides a one-year recovery program with capacity for 13 men. It is located in Whittier, but is not limited to the residents of Whittier.

There is no facility in the Rio Hondo area to handle homeless persons who are mentally ill. The closest facility would be a single room occupancy dwelling (SRO) facility in downtown Los Angeles.

Mobile Home Parks

Four mobile home parks are presently located within a designated redevelopment area. These four mobile home parks, representing 104 units, are incompatible with neighboring uses and will ultimately have to be scheduled for removal. However, additional relocation housing sites would need to be provided in order to accommodate all those affected.

Energy Conservation

The State also requires that housing elements consider energy conservation opportunities. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- locating residential structures on the northern portion or the sunniest area on the site;
- designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
- locating indoor areas of maximum usage along the south face of the homes and placing corridors, closets, laundry rooms, power core, and garages along the north face of the building to serve as a buffer between heated spaces and the colder north face.

Assisted Housing at Risk of Converting to Non-Low-Income Uses

Section 65583 of the California Government Code was amended in 1991 to require inclusion in local general plan housing elements of analysis and program efforts for preserving assisted housing developments. This preservation is an issue because the subsidy periods of federally subsidized projects constructed 20-30 years ago are beginning to come up for renewal or termination.

The law suggests that a ten-year analysis period be established with two 5-year subsets. This Element uses the 10-year period of 1989-99 based on revision deadlines.

Inventory of Units at Risk

There are three assisted housing units in the City that are at risk of converting to non-low-income housing between July 1, 1989 and July 1, 1999. Conversion can be by termination of subsidy contract, mortgage prepayment, or expiration of use restriction. depending on the type of government assistance program provided.

Table I-12 shows the name, location, type of government assistance, type of affordability controls, and other pertinent information about all government assisted projects within the City.

Description of At-Risk Projects

Of the three assisted housing projects, two projects are at risk of potential conversion to non-low-income uses prior to July 1, 1994 and one project is at risk between 1994 and July 1, 1999.

Rivera Gardens Apartments and Jan Lynn Apartments are both low-income projects assisted under the Department of Housing and Urban Development (HUD) Section 236 (J)(1) program. These projects are subject to low- and moderate-income use restrictions. They received reduced interest 40-year mortgages with the option to prepay the loans after 20 years and opt out of the low-income controls. Owners can file for additional incentives and an extension of their use restrictions for an additional 20-50 years or opt to sell the project to a buyer who agrees to maintain the use restrictions.

Verner Villa was financed with a HUD Section 221 (D)(4) market rate mortgage as a wholly elderly housekeeping project. This program does not restrict income levels.

All three projects are restricted by HUD Section 8 rent subsidy programs. Under Section 8, HUD pays the project owner the difference between the tenants' contribution (30 percent of household income) and some higher contract rent set by HUD based on area fair market rental rates. Rivera Gardens and Jan Lynn have Section 8 Loan Management Set Aside (LMSA) contracts. LMSA contracts are project-based, as opposed to vouchers which are transferable to other projects, and are good for 5-year terms, renewable. Verner Villa has a Section 8 New Construction contract, also project-based, and good for 5-year terms, renewable. There are a few Section 8 vouchers obtained through the Housing Authority for a few tenants in Rivera Gardens.

Table I-12
Assisted Projects in Pico Rivera

Project Name/Address	Owner Name/Address	Types Gov't Assistance	Term Controls	Earliest Conversion**	Number Units***	Tenant Type	Date Built	Bedroom Mix
Rivera Gardens 5107 Passons Pico Rivera, CA 90660	Rivera Gardens Co. 6000 Garden Grove Westminster, CA 92683	HUD 236 (J)(1) Sect 8	40-yr mort. LMSA/*	12-21-91 (+ 20) 7-31-95 (+5)	40 (8)	40 Elderly	1971	40 one
Jan Lynn Apts. 4542-4600 South Durfee Pico Rivera, CA 90660	Rivera Apts. 19118 Ballinger Northridge, CA 91324	HUD 236(J)(1) Sect 8	40-yr mort. LMSA	6-25-94 (+20) 3-29-94 (+5)	18 (18)	8 Family 10 Elderly	1974	10 one 8 two
Verner Villa 9220 Verner Pico Rivera, CA 90660	Rivera Villa 1951 Kidwell # 700 Vienna, VA 22182	HUD 221 (D)(4) Sect 8	n/a New Const. FHA HAP agree 9-4-79	n/a 12-16-95 (+5)	75 (75)	75 Elderly (8 handicap)	1980	75 one

Sources: California Housing Partnership Corporation, "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion," 1991 Update.
Los Angeles County Assessor Records.

n/a Not Applicable

* Loan Management Set Aside Section 8 contract which has been converted from its original Rent Supplement contract.

** First date is when mortgage can be prepaid or Section 8 contract may be terminated. Number in ( ) is number of additional years owner may stay in program if he does not prepay or terminate.

*** Number in ( ) is number of units under Section 8 contracts.

Conversion Potential

Prepayment of Section 236 loans is possible any time after twenty years. Prepayment is now regulated by the provisions of the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA). Owners can retain ownership in exchange for additional Federal incentives or they can sell and tenants, non-profit organizations and governmental agencies are given an exclusive 12-month negotiating period to purchase and can negotiate incentives. Prepayment and conversion to non-low-income use can occur if there is no buyer or if HUD does not have sufficient funding for incentives, or if certain demonstrations can be made. These include demonstrating that current tenants will not be adversely affected economically, and that the supply of vacant, affordable housing in the area will not be affected. It would be very difficult to demonstrate such conditions.

A Notice of Intent must be filed one year prior to the prepayment date, and may be filed up to two years. A Plan of Action must then be filed and HUD makes its decision.

Because of the incentives, regulations, and criteria for conversion in the law, it appears doubtful that many project owners would prepay and convert to non-low-income.

The earliest prepayment date for Rivera Gardens Apartments was October 21, 1991. The owners filed a Notice of Intent in 1991 but have not initiated any further action. A Department of Housing and Community Development representative indicated that the owners were probably waiting to see what changes might occur in requirements or funding.

The earliest prepayment date for Jan Lynn Apartments is June 25, 1994. No Notice of Intent has yet been filed. Their Section 8 contracts are also up for renewal or cancellation March 29, 1994.

The Section 8 contracts for Verner Villa have a December 16, 1995 renewal date.

Cost Analysis

The law requires that the City estimate the cost of producing new rental housing comparable in size and rent levels to replace the units which could convert and the cost of preserving all of the developments at risk of converting. If preservation costs cannot be estimated directly it is permissible to describe whether such costs are anticipated to be higher or lower than the replacement estimates, and for what reason, as well as the magnitude of the differences in the estimates.

Acquisition and Preservation Costs

No information is available as to actual market value of the projects in question. Following is the current Los Angeles County assessor appraised market value:

Rivera Gardens Apartments	$532,956
Jan Lynn Apartments	$299,187
Verner Villa	$2,390,949

HUD will provide mortgage loan insurance on acquisition loans for up to 95 percent of the equity and the existing HUD mortgages could be assumed by the buyer.

Replacement Costs

The estimated cost of replacing any of the three developments is based on the following factors:

Land at $10/sq.ft. (based on three multiple-family sites recently appraised)

Construction at $60/sq.ft.

Specific estimates for replacing the three developments, same lot and unit sizes, are as shown in Table I-13.

Table I-13
Estimated Replacement Costs

	Lot (sq. ft.)	Cost ($10/sq. ft.)	Structure (sq. ft.)	Cost ($60/sq. ft.)	Total Cost
Rivera Gardens	42,253	$422,530	26,715	$1,602,900	$2.025 mil.
Jan Lynn	40,541	$405,410	14,716	$882,960	$1.288 mil.
Verner Villa	79,715	797,150	50,931	$3,055,860	$3.853 mil.

Source: Sharon W. Hightower, 1993.

Based on the estimates in Table I-13, it is reasonable to assume that it would be less expensive to preserve the existing units than to replace them. Federal incentives are available from the Federal Government both to existing owners and to new buyers. These include an eight percent annual return and project-based Section 8 contracts.

Resources for Preservation

HUD funds are available as discussed above to provide additional incentives to current or new owners to maintain the projects as low-income units.

Several public and non-profit agencies have expressed an interest in purchasing and/or managing low-income projects in Los Angeles County. These include: Salvation Army, HomeAid, Southern California Presbyterian Homes, and Legal Aid Foundation of Los Angeles.

The City's active housing implementation programs have allocated redevelopment set-aside, CDBG, general revenues, and HUD funds for many programs. If funds are necessary for preservation of the three projects or assistance to the tenants, priorities may be redirected. $1,300,000 of redevelopment setaside funds and $100,000 of Section 8 administrative reserve funds are potentially available. It should be noted, however, that there are not enough funds available to support all identified Housing Element programs.

Evaluation of Past Performance

In 1973, the City's existing Housing Element was prepared and adopted as part of a comprehensive General Plan program. This Housing Element included five goals and objectives when it was adopted. These goals and objectives are included in Table I-14.

Table I-14
Evaluation of Past Performance Meeting Housing Goals

	Housing Goals and Objectives	Existing Housing Situation (1973)
1.	Encourage slow to moderate rate of growth in apartment construction.	Approximately 410 units of standard multi-family housing constructed from 1969 to 1972.
2.	Encourage condominium townhouses.	None.
3.	Encourage a mixture of single family and multi-family housing Single Family 70%-80% Multi-Family 20%-30% Townhouse/ Condominium 10%-20%	Mixture of single-family and multi-family housing. Single Family 84.6% Multi Family 13.2% Townhouse/ Condominium -- Mobile Homes 2.2%
4.	City government should play an active role in enforcing Housing Quality Standards through rehabilitation, redevelopment, housing code enforcement, and development review.	Inspections in response to complaints. 18.6% or 2,722 housing units are overcrowded (1970 census definition). Both the preliminary housing element for Los Angeles County and the Wilsey & Ham residential area condition survey point out identical areas in need of general maintenance and rehabilitation. 65 units lack plumbing facilities. 157 units lacking kitchen facilities.

Table I-14
Evaluation of Past Performance Meeting
Housing Goals

	Housing Goals and Objectives	Existing Housing Situation (1973)
5.	Housing should be available in all price ranges.	Between 600 and 675 families are in need of low-income housing and approximately 600 families feel a need for higher-income housing. Both groups would prefer to fulfill their housing needs in the City. Given the fairly high degree of overcrowding and large family size in Pico Rivera (median 3.7 persons per family) there appears to be a need for additional moderate-income housing with 6 or more rooms.

Source: City of Pico Rivera, 1989.

Since the adoption of the Housing Element in 1973, the City has been involved in various activities to encourage the preservation, maintenance and expansion of its housing stock. Over the last ten years, approximately 1,200 dwelling units have been constructed in Pico Rivera. In response to the first goal, the average number of newly constructed apartment units per year has been about 80. This was slightly lower than the rate of growth during the late 60s and early 70s.

Since the adoption of the Housing Element and General Plan in 1973, seven general plan amendments have been approved by the City to increase the sites available for housing in the community.

The City's Redevelopment Agency has participated in assembling sites and providing assistance to increase the City's housing stock. For example, the Agency has been involved in the following projects:

- Brightonwood Townhomes, 163 condominium units (Agency public improvement) 1983.
- Parkview Estates, 223 single-family units (Agency public improvement) 1983.
- Durfee Gardens, 36 apartment units (Agency land assembly/relocation) 1987.
- Gateway Residential, 34 single-family units (Agency land assembly/relocation/public improvement) 1985.
- Duran Apartments, 80 apartment units (Agency assisted water line) 1988-89.
- Schubert, 35 apartment units (Agency land assemblage) 1989.

However, this rate of growth for multiple family construction was about 2-1/2 times as great as the average rate of growth for single family residential over the same time period. This has resulted in an increase of the proportion of multiple family housing in the community as called for in the third goal. In 1987, the State Department of Finance estimated that the percentage of multiple family was about 20 percent, up from the 13 percent in 1973.

The goals also called for an increase in townhouse/condominiums in the community. Over the past ten years, a total of 257 townhouse/condominiums were constructed in Pico Rivera; however, none have been constructed recently.

The City's Community Development Department has been heavily involved over the last 10 years in preserving and maintaining the housing stock. Since 1979, the City for rehabilitation purposes has processed:

Deferred/Low Interest Rehabilitation Loans	216 Loans
Home Improvement Rebates	650 Rebates
Grant Program	520 Grants (Since 1983 only)
Paint-Up/Fix-Up Project	700 Homes

During the last ten years, as part of redevelopment projects, the Agency has removed a total of 145 housing units including many in a substandard condition and including 48 trailers. As replacement housing, the Agency assisted in the development of several new mobile home parks in the northern part of the City. These mobile home parks (Rio Vista, Villa Nova, and Westland Estates) total 317 spaces and have widened the variety of housing available in the community.

Lastly, the Redevelopment Agency provided a mortgage revenue bond program for both single family and multiple family/condominium developments totaling 386 units during the last 10 years.

The City's Section 8 Housing Assistance Program has assisted approximately 800 families over the last ten years in meeting their rental housing needs.

Goals

In an interest to maintain, improve, and develop housing, the City of Pico Rivera has adopted 13 goals for its Housing Element. These goals include the following.

- Encourage residential projects providing three or more bedrooms.
- Encourage a mixture of single-family and multi-family housing (approximate proportions).

Single-Family 60% - 70%
Multi-Family 20% - 30%
Townhouse/Condominium 10% - 20%

Single-Family Densities:

Rural Residential	1-2 units/net acre
Standard Zone Single Family	3-5 units/net acre
Single-Family Planned Unit Development (P.U.D.):	3-8 units/net acre

Multiple-Family Densities

Standard Zone (Min. Lot Size 10,000 sq. ft.)	14-20 units/net acre
P.U.D.	14-30 units/net acre

Medium Density (Townhouse/Condominium)

Standard Zone	6-10 units/net acre
P.U.D.	8-14 units/net acre

- Encourage a moderate amount of growth in apartment construction.
- Have City government play an active role in enforcing housing quality standards through rehabilitation, redevelopment, housing code enforcement, and development review.
- Promote housing availability in all price ranges.
- Recognize the basic shelter needs of homeless persons.
- Identify pockets of declining or unstable neighborhoods and development of programs to revitalize such neighborhoods.

  Encourage new single family homes to accommodate large families.

  Remove housing units that are or will be so deteriorated that they do not provide decent and healthy habitation and cannot be economically rehabilitated and to identify replacement housing.

  Provide persons with special housing needs, such as the elderly and those with disabilities, an adequate choice, suitable to their needs, from existing units.
- Provide adequate housing for all persons regardless of income, age, race, sex, marital status, or ethnic background.
- Provide for energy conservation in the rehabilitation and development of the City's housing stock.
- Make every effort to construct, rehabilitate and/or conserve 595 housing units over the next five-year period.

Objectives, Policies, and Programs

As required by Section 65583(c) of the Government Code, actions and policies included in the housing program must address five specific areas, as listed below.

- Conserving the existing stock of affordable housing.
- Assisting in the development of affordable housing.
- Providing adequate sites to achieve a variety and diversity of housing.
- Removing governmental constraints as necessary.
- Promoting equal housing opportunities.

The City of Pico Rivera's Housing Program for addressing unmet housing needs, removing constraints and achieving quantitative objectives described in this section are consistent with the foregoing categories. As required by Section 65583(c) of the Government Code, the policies and actions are scheduled for implementation during the next five years.

Quantified Objectives

Table I-15
Quantified Objectives, 1989-1994

Target Income Level	Construction Objectives	Rehabilitation Objectives	Conservation Objectives	Total
Very Low	283	360	133	776
Low	25	800	75	900
Moderate	225	0	75	300
Above Moderate	457	0	75	532
Total	990	1,160	358	2,508

Conserving Existing Affordable Housing

To conserve existing affordable housing, the City of Pico Rivera has adopted the following policies.

- Encourage the maintenance and repair of existing owner-occupied and rental housing to prevent deterioration.
- Promote the rehabilitation of substandard housing and neighborhoods.
- Provide and maintain an adequate level of public facilities and services in all areas of the City.

The City's programs to conserve its existing stock of affordable housing are presented in Chapter IV, General Plan Implementation/Monitoring, and can be found in Section E, Housing Improvement Program.

Assist in the Development of Affordable Housing

This portion of the City's Housing Element is intended to identify current and future actions which comply with the following provision of State Law:

- Assist in the development of adequate housing to meet the needs of low and moderate income households.

To this end, the City of Pico Rivera shall pursue the following policies to promote an adequate supply of housing suitable for all economic segments and those with special need.

- Encourage the maximum commitment of funds by private entities for the provision of affordable housing.
- Utilize Federal, State, and local assistance for the provision of affordable housing.
- Provide incentives and funding to promote private construction of affordable housing for all economic segments of the community.
- Encourage the use of energy saving technology in the design, construction and operation system of residential buildings.
- Provide technical assistance in an attempt to maintain the recent growth rate in new housing construction.

The City's programs to assist in the development of affordable housing are presented in Chapter IV, General Plan Implementation/Monitoring, and can be found in Section E, Housing Improvement Program.

Provide Adequate Housing Sites

In accordance with State Law, the Housing Element must contain policies and actions which serve to identify adequate sites which have adequate public services and appropriate zoning to achieve a variety and diversity of housing. To this end, the City of Pico Rivera has adopted the following policies.

- Conduct an annual inventory of available sites including an analysis of infrastructure and underutilized parcels.
- Support assisted housing by locating appropriate sites.
- Develop incentives for land assembly.
- Assist with infrastructure financing.

The City's programs to identify and provide adequate sites for housing are presented in Chapter IV, General Plan Implementation/Monitoring, and can be found in Section E, Housing Improvement Program.

Removing Government Constraints

This portion of the Housing Element addresses and, where appropriate and legally possible, removes governmental constraints in the maintenance, improvement and development of housing.

To carry out this mandate, the City has adopted the following policies.

- Support changes in zoning, subdivisions and other applicable codes and ordinances to encourage housing.
- Support reduced fees for qualifying projects.
- Encourage condominium/townhome development in existing Multiple Family Land Use areas of General Plan.

The City's programs to implement these policies are presented in Chapter IV, General Plan Implementation/Monitoring, and can be found in Section E, Housing Improvement Program.

Promote Equal Housing Opportunity

The last category of the Housing Element is concerned with equal housing opportunity. Actions which address the following goals must be included in the Housing Program.

- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- The City of Pico Rivera has adopted the following policies related to equal housing opportunity.
    - Promote equal housing opportunities for all economic, racial and social groups.
    - Promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.
    - Promote greater awareness of tenant and landlord rights.

The City's programs to promote equal housing opportunities are presented in Chapter IV, General Plan Implementation/Monitoring, and can be found in Section E, Housing Improvement Program.

Public Participation

In accordance with Article 10.6 of the Government Code, the manner of assuring citizen participation in the development and adoption of the Housing Element must be described. The citizen participation plan for the adoption of the updated housing element in 1989 was as follows.

- The review of the draft element by all City departments and the six member Community Resources Advisory Commission and the seven member Community Advisory Board.

- One review session with the City Planning Commission. The Planning Commission reviewed the adequacy of the existing element and the need for a revision based on the latest available data and changed conditions with the community.

- A notice of availability of the draft Housing Element was published in two local newspapers with copies available for public inspection at City Hall and the two local libraries.

- A press release was prepared and distributed to three local newspapers and the City's own newsletter in the community. The press release stated that the City's proposed Housing Programs were under review and encouraged citizens to attend the public hearings. It also noted that drafts of the revised Element were available for public review.

- A taped interview and discussion of the Housing Element Amendment was run on the local cable community news program.

- Four noticed public hearings were scheduled before the Planning Commission. Thirteen citizen groups in the community were notified of the public hearing.

- At least one noticed public hearing was scheduled before the City Council to consider the recommendations of the Planning Commission and to take testimony from interested parties. This hearing took place after the proposed Housing Element Amendment had been submitted to the State Department of Housing and Community Development for review and comment. The City Council reviewed and considered the State's comments prior to adopting the Element.

- In addition, as part of the update of the balance of the Pico Rivera General Plan, a series of nine neighborhood meetings were held in various portions of the City. The discussion at these meetings was primarily related to the preservation and protection of residential neighborhoods. These meetings were followed by five public hearings which were held before the Planning Commission and City Council.

General Plan Consistency

The California Government Code requires that the General Plan contain an integrated, internally consistent set of goals, policies and programs. The City of Pico Rivera General Plan consists of the required elements. The Housing Element is most directly related to the Land Use Element. This revision of the Housing Element proposes no changes in land uses or in zoning which would render it inconsistent with the Land Use Element or the remainder of the City's General Plan.

As discussed under the Section entitled "Policies, Programs and Objectives," Pico Rivera's potential for housing development has almost reached capacity. Little new construction is anticipated through the next five years. The focus of the City's housing program is on supplying below market interest rate loans, rebates and grants for rehabilitation of residential properties, improving public services, and conserving existing subsidized low-income units.

MUNICIPAL FACILITIES & SERVICES

Community Development
- Land Use
- Housing

Municipal Facilities and Services
- Circulation
- Community Facilities

Environmental Management
- Environmental Resources
- Environmental Hazards

Implementation and Monitoring Program

Environmental Impact Report
- Introduction
- Executive Summary
- Project Description
- Environmental Analysis
- Alternatives to the Proposed Project
- Cumulative Impacts
- Growth Inducing Impacts
- Significant Irreversible Environmental Changes
- Short Term Impacts Versus Long Term Productivity
- Summary of Environmental Effects
- Information Sources

A. Circulation Element

Introduction

The Circulation Element functions as a guide to establish standards and make decisions regarding circulation and its relationship to land use. It brings forth issues, opportunities, goals, objectives, and policies concerning the circulation and transportation facilities that will be necessary to support development of the uses proposed in the Land Use Element. This element also focuses on the relationship Pico Rivera's transportation has with surrounding cities and the County.

As part of the development of the Circulation Element, an analysis of existing conditions was conducted and documented in the Municipal Services and Facilities section of the Environmental Baseline Report. This report also includes information regarding the existing roadway classification, levels of service, relationships to regional transportation facilities, and local parking deficiencies.

Circulation Issues

The major circulation issues facing the City of Pico Rivera which surfaced at neighborhood meetings, citywide workshops, during City staff interviews, and through a citywide survey were identified in the Municipal Facilities and Services Chapter of the Pico Rivera Environmental Baseline Report. These issues are summarized below.

Roadway Network

- Because there is little room in the City's street system to construct additional lanes, the most important circulation issue currently facing the City is making the existing roadway system work better. Constraints to providing additional lanes to improve traffic circulation throughout the City include: limited rights-of-way, minimal building setbacks, and the need for utility relocation.

- Passons Boulevard continues to be congested at peak hours due to the limited ability to widen the roadway, the high use of on-street parking, and the interruptions of traffic flow caused by residential driveways which enter directly into the street. To physically widen the street would mean purchasing numerous adjacent residential lots along the street frontage, and is therefore not feasible.

- Based on existing conditions, several intersections along Rosemead Boulevard are in need of improvements to increase efficiency and carrying capacity. These intersections include Rosemead Boulevard at Beverly Boulevard, Whittier Boulevard, Washington Boulevard, Slauson Avenue, and Telegraph Road.

- The well-defined hierarchy of streets within the City allows for the distribution of traffic around existing neighborhoods. Interruption of through traffic by residential driveways and local streets, however, decreases levels of service in some parts of the community.

- Most of the major streets in Pico Rivera function both as access routes to local land uses and as parallel routes to the adjacent freeways. The existing levels of service at intersections during the peak hours are reflective of the congestion on both the I-5 and 605 Freeways. This fact increases the likelihood that much of the congestion in the City stems from through traffic, or those drivers who attempt to bypass freeway congestion.

- The carrying capacities of four of the five east-west arterial streets are restricted by the existing narrow bridges over the Rio Hondo and San Gabriel Rivers. Since these roadways carry regional through traffic, future bridge widening will become a regional issue. Although widening the bridges would improve traffic flow, it should be noted that bridge widening may only move the bottleneck outside of the City limits if intersections to the west of the Rio Hondo River, as well as the 605 Freeway interchanges to the east of the San Gabriel River are not configured so that they are compatible. Other concerns, such as the seismic stability and the ability to withstand potential flood events, may hasten the need to strengthen, widen, or possibly rebuild the existing bridges.

- The levels of service at some of the intersections throughout the City are approaching the design capacity. This means that during peak traffic hours, vehicles could wait several traffic signal changes before being able to enter the intersection.

- The provision of bus turnouts along major roadways, restriction of on-street parking, and increased utilization of transit service are needed to improve traffic flows.

- General Plan transportation policies will need to consider and be consistent with a number of regional transportation, air quality, and growth plans and programs. These plans and programs include the Los Angeles County Congestion Management Plan (CMP), the South Coast Air Quality Management Plan, and the Southern California Association of Governments' Growth Management and Regional Mobility Plans.

- As a result of Assembly Bills 471 and 1791, the Los Angeles County Transportation Authority (MTA) has become the designated public agency to adopt a Congestion Management Program (CMP). The main focus of a congestion management plan is to ensure that regional transportation planning efforts reduce congestion and set standards for cities. In this way, all methods used to predict, model, and assess transportation systems will be consistent throughout the County.

  The primary elements of the CMP include:

  - level of service performance standards for designated roadways;
  - public transit service and coordination standards;
  - trip reduction and travel demand requirements that promote alternative transportation;

- programs that analyze the impacts of local land use decisions on roads, highways, and transit systems; and

- a seven year capital improvement program.

As part of the CMP, the City of Pico Rivera is responsible for implementing the following requirements.

- Monitor the attainment of level of service standards and collect traffic data for CMP routes that are part of the local street and road system.

- Adopt and implement a trip reduction and travel demand ordinance.

- Adopt and implement a program to analyze the impacts of land use decisions, including mitigation costs.

- Develop annual deficiency plans for portions of the CMP system within a jurisdiction that are not maintaining level of service standards. Improvements identified in deficiency plans must be from the deficiency plan list prepared by the South Coast Air Quality Management District (SCAQMD). These plans are submitted to MTA for review and approval.

The only CMP designated streets in the City of Pico Rivera are Whittier Boulevard (SR72), and Rosemead Boulevard (SR164). In addition to Whittier Boulevard and Rosemead Boulevard, the San Gabriel River Freeway (605) which runs north-south on the east border of the City, is also a CMP designated route. The recently completed comprehensive redevelopment project on Whittier Boulevard should satisfy most of the initial requirements for improvements as part of the City's responsibility to implement the County CMP along this roadway. The City will, however, need to incorporate other requirements of the plan for development along Rosemead Boulevard.

Traffic traveling through the City will continue to be a problem, since the City has little or no control over land use policy in adjacent cities. This issue needs to be addressed as part of coordination of land use decisions with surrounding communities.

The City contains a number of private roadways. Many of these roadways do not conform to current city street standards.

Alternative Modes of Transportation

- The Metrolink commuter rail service was recently established along existing rail lines which run across the northern portion of the City. Issues related to the development of this new regional commuter system include:

  - increased rail activity adjacent to residential areas; and

  - potential interruption of auto traffic flows on streets within the northern portion of the City at peak traffic hours.

The City of Montebello is currently working with MTA towards the construction of a Metrolink station. When the station is completed, the City could work with the Montebello Bus Lines and MBL to ensure that commuters within the City have the opportunity to reach the nearest Metrolink station without using their personal automobile.

- The City is currently well-served by two transit companies (Metropolitan Transportation Authority and Montebello Bus Lines). In order to meet the needs of residents who depend on buses for transportation, and to help in the implementation of regional air quality goals, it will be important to both maintain and encourage the expansion, where necessary, of such transit services.

- The City has not had much success completing a system of bicycle routes and pedestrian walkways. Existing routes and walkways, therefore, are scattered and not well organized.

Parking Facilities

- In order to provide for safe and convenient access to businesses in the City, new development uses have been required to provide parking facilities located near their buildings and off the street. Many older existing uses provide parking only on the street or from alleys which, in some cases, also serve residential uses.

Commodity Movement

- Roadways which have been designated for truck use currently traverse the City's residential areas. There are few opportunities, however, for alternative truck routes due to the limited number of major roadways that connect to the freeway system.

- Within mixed land use areas, sensitive land uses, such as homes or schools, may be subject to excessive truck traffic noise. Although much of this noise can be quieted by keeping windows or doors closed, the vibration, dust, and engine exhaust generated by heavy truck traffic may not be as easily resolved.

- The major east/west rail lines travel across both the northern and southern portions of the City. These railroad rights-of-way provide vital links from industrial uses to regional rail transportation lines. These rail lines also contribute to traffic congestion along at-grade crossings.

- Other than truck and rail systems, the City contains a network of utility easements and corridors. Crossings create noise and vibration in residential areas, and create disruptions in the pattern of the City's land use.

Goals, Objectives, and Policies

Goal A

To provide for a balanced transportation system that meets the needs of current and future residents and businesses, and ensures the safe and efficient movement of vehicles, people, and goods throughout the City.

Roadway Network

Objective A.1 ***Provide a transportation system that provides the capacity necessary to accommodate the levels and types of traffic which will be generated by the City's land use plan.***

Policy A.1.1 Provide for and maintain a variety of street classifications specifically designed to serve the various traffic needs in the community by identifying and designating streets using the classifications described in Tables II-1 and II-2, and Figure II-1.

Policy A.1.2 Support and improve a roadway network that is sensitive to adjacent neighborhoods and reflects residents concerns for noise and safety.

Policy A.1.3 Encourage and support innovative methods of improving roadway capacity within the existing rights-of-way.

Policy A.1.4 Protect local neighborhoods by discouraging non-local through traffic and by ensuring that major roadways within the City provide adequate connections to the regional transportation network.

Policy A.1.5 Design and employ traffic control measures to ensure City streets and roads function at optimal levels.

Policy A.1.6 Coordinate the local street system with regional transportation planning and funding efforts.

Policy A.1.7 Maintain and improve the operation of City roadways to handle normal traffic flows with tolerances to allow for potential short-term delays at peak traffic hours in conformance with Table II-3.

Policy A.1.8 Encourage the conversion of private streets which are currently used by the public to public rights-of-way.

Table II-1
Street Classifications and Standards

Classification/Description	Right-of-way[1]	Capacity[2]
Major Highways are designated to serve as the principal element for local and through traffic flow with limited access for abutting properties. These routes are located so as to connect areas of traffic generation to continuous traffic flow.	100-120 feet	17-50,000 ADT
Secondary Roadways are designed primarily to serve as intermediaries between collector and major highways, and to accommodate through traffic movement.	80-100 feet	14-17,000 ADT
Collector Roadways collect and distribute traffic from local residential streets and other traffic generating land uses such as schools, parks, and shopping centers. Collector roadways should be located so as to discourage through traffic in residential neighborhoods.	60-80 feet	8-14,000 ADT
Special Collector Roadways include streets which have been or will be built to an enhanced standard for aesthetic or safety purposes.	60-80 feet	8-14,000 ADT
Local Roadways distribute traffic within individual neighborhoods, and direct neighborhood traffic to the collector street system.	58-64 feet	< 8,000 ADT
Industrial Collector Roadways distribute industrial truck traffic to the Citywide truck route system.	66-96 feet	< 8,000 ADT
Industrial Local Roadways distribute traffic within predominantly industrial developed areas of the City.	50-80 feet	< 8,000 ADT

Source: City of Pico Rivera, Public Works Department, 1993.

[1] Street widths are to be planned to the maximum ultimate right-of-way wherever physically feasible.

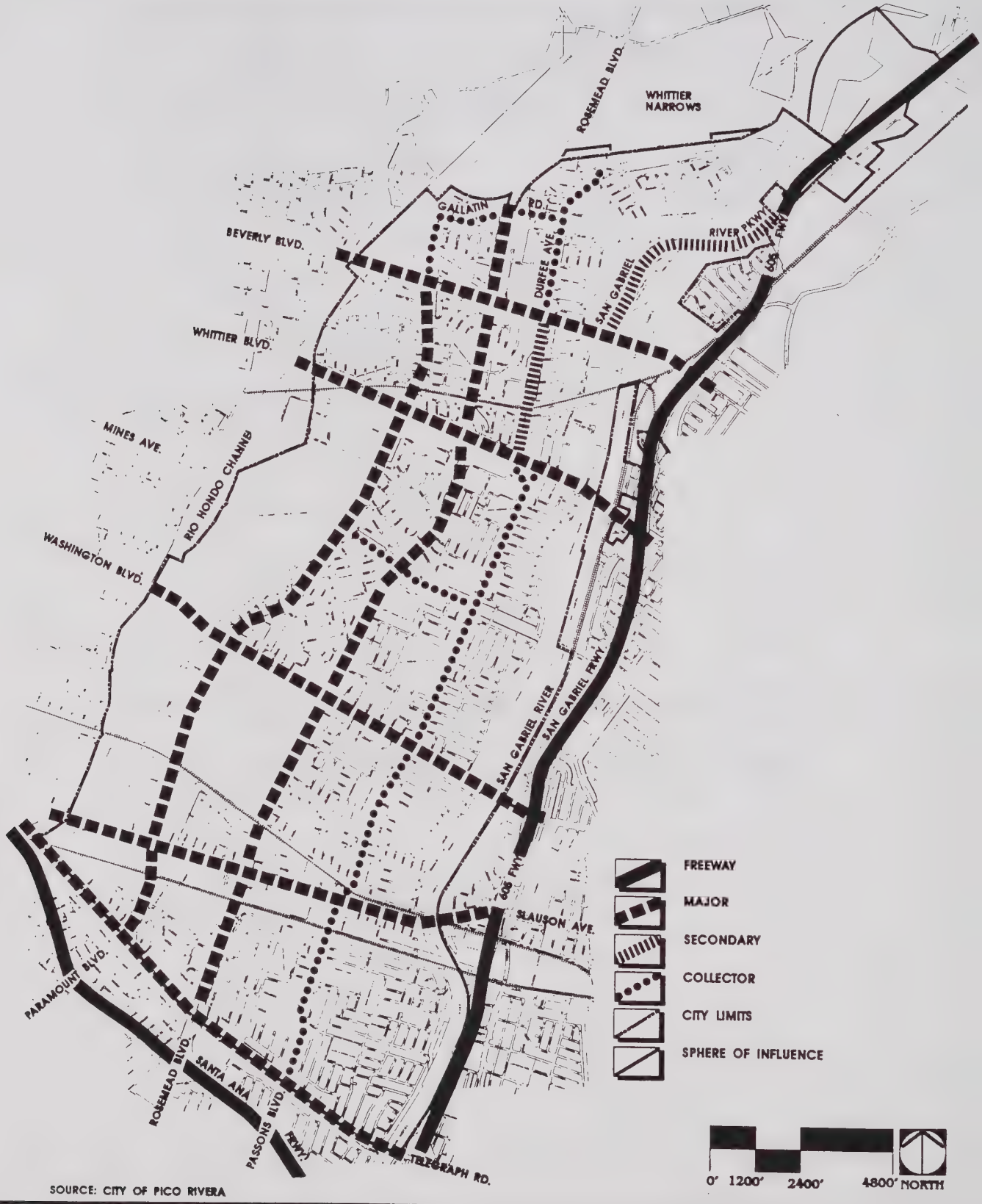
[2] The carrying capacities are the primary determinant of roadway classification. The Average Daily Trips (ADT) are to be used for master planning only. The actual capacities are affected by the number and configuration of intersections, driveway access points, roadway grades, design geometrics, sight distance, truck mix, and the level of pedestrian, equestrian, and bicycle traffic.

Table II-2
Master Planned Roadway Classifications

Street Name	Location/Description
Major Roadways	
Rosemead Blvd.	From north to south city limit.
Paramount Blvd.	From Beverly Boulevard to Telegraph Avenue.
Beverly Blvd.	From east to west city limit.
Whittier Blvd.	From east to west city limit.
Washington Blvd.	From east to west city limit.
Slauson Blvd.	From east to west city limit.
Telegraph Road	From east to west city limit.
Secondary Roadways	
San Gabriel River Parkway	From Beverly Blvd. to north of the existing City limits.
Jackson St.	From Passons Blvd. to Whittier Blvd.
Durfee Ave.	From Whittier Blvd. to Beverly Blvd.
Collector Roadways	
Paramount Blvd.	From Beverly Blvd. to Gallatin Rd.
Gallatin Rd.	From Paramount Blvd. to Durfee Ave.
Durfee Ave.	From Beverly Blvd. to Kruse Rd.
Mines Ave.	From Passons Blvd. to Paramount Blvd.
Passons Blvd.	From Telegraph Rd. to Whittier Blvd.
San Gabriel River Parkway	From Beverly Blvd. to Beverly Rd.

Source: City of Pico Rivera, 1993.

Figure II-1
Roadway Master Plan



SOURCE: CITY OF PICO RIVERA

Table II-3
Level of Service Standards

Traffic Flows On Mid-Block Roadway Segments

- LOS A represents free flowing traffic. Individual users are virtually unaffected by the presence of others in the traffic stream.
- LOS B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver.

GENERAL PLAN STANDARD:

- LOS C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.

- LOS D represents high-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience.
- LOS E represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.
- LOS F is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations.

Traffic Flows At Intersections

- LOS A describes operations with average intersection stopped delay (how long a driver must wait at a signal before the vehicle can begin moving again) of five seconds or less.
- LOS B describes operations with average intersection stopped delay in the range of 5.1 to 15.0 seconds per vehicle.
- LOS C describes operations with higher average stopped delays at intersections (in the range of 15.1 to 25.0 seconds per vehicle). However, longer queues and/or adverse signal coordination may contribute to lower average travel speeds.

GENERAL PLAN STANDARD:

- LOS D describes operations where the influence of delay is more noticeable. Intersection stopped delay is longer, (in the range of 25.1 to 40.0 sec. per vehicle), and average travel speeds are about 40 percent of free flow speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these.

- LOS E is characterized by significant approach stopped delay (40.1 to 60.0 seconds per vehicle), and average travel speeds of one-third the free flow speed or lower. These conditions are generally considered to represent the capacity of the intersection.
- LOS F characterizes high intersection stopped delay (greater than 60.0 seconds per vehicle). Intersection congestion is likely, with significant queue formation. Poor progression, long cycle lengths, and high traffic demand volumes may be major contributing causes to this condition. Traffic may be characterized by frequent stop-and-go conditions.

Source: City of Pico Rivera, 1993.

Policy A.1.9 Work with regional transportation agencies to satisfy the requirements of the Los Angeles County Congestion Management Plan by implementing programs identified in the County's Plan as local responsibilities where feasible.

Policy A.1.10 Seek to reduce congestion along Passons Boulevard by focusing on programs which maximize efficiency of the existing roadway.

Alternative Modes of Transportation

Objective A.2 ***Encourage and support accessible, safe and efficient public transit opportunities as a viable alternative to the automobile.***

Policy A.2.1 Work closely with local and regional transit agencies to participate in the implementation of regional transportation plans and programs which support the use of alternative modes of transportation.

Policy A.2.2 Support and encourage the various public transit companies, ridesharing programs, and other incentive programs that allow residents to utilize forms of transportation other than the private automobile.

Policy A.2.3 Promote the use of alternative modes of transportation through the development of convenient and attractive facilities which support and accommodate the services.

Policy A.2.4 Develop and maintain a system of bicycle, pedestrian and equestrian trails throughout the community using the trail framework described in Table II-4 and Figures II-2 and 3.

Policy A.2.5 Encourage commuters and employers to reduce vehicular trips by implementing programs which reduce the number of persons driving alone.

Policy A.2.6 Work with the MTA and Montebello Bus Lines to encourage the maintenance and expansion of transit routes and facilities as shown in Figure II-4.

Policy A.2.7 Coordinate the implementation of the Master Plan of Trails with the regional trails system and adjacent cities' local trails systems.

Table II-4
Master Plan of Trails
Trail Classifications

Trail Classification/Description	Trail Name/Location
Bike/Equestrian Trails	
Bike Path: Bike Paths serve corridors which are not served by streets and highways or where wide rights-of-way exist, permitting such facilities to be built with a separation from roadway traffic. These alternative transportation routes may serve a variety of users. The bike paths can provide recreational opportunities for bicycle, equestrian and pedestrian users, or in some instances, may serve as high speed commute routes where vehicle cross traffic can be minimized. Existing opportunities for the designation of bike paths in the City of Pico Rivera are somewhat limited, since street rights-of-way have been reserved mostly for the movement of vehicular traffic. It may be possible, however, to include bike paths with rights-of-way which are yet to be developed or those which have unique characteristics.	***Paramount/DWP Easement Trail:*** a bike path is designated along the east side of the Rio Hondo Coastal Basin within the existing DWP easement. This route would parallel Paramount Boulevard between Whittier Boulevard and Washington Boulevard. ***Mines Avenue Median Trail:*** a bike path is designated to be integrated in a Mines Avenue median strip. ***Streamland Park Trail:*** a bike path is designated to be integrated with other trail uses along the Whittier Narrows Dam from Streamland Park to the Pico Rivera Sports Arena.
Bike Lanes: Bike Lanes are intended to delineate the rights-of-way assigned to bicyclists and motorists, and to provide for more predictable movements of each. Bike lanes of this class may also help accommodate bicyclists through corridors where insufficient room exists for safe bicycling on existing streets. This can be accomplished by reducing the number of lanes, prohibiting parking on bike lane streets, or striping (see street standards for bike lanes, Figure II-3). This class of bikeway links the bike paths to provide a designated system for bicycle commuting to major destination points and regional trails system.	***Passons Boulevard:*** a bike lane is designated on both sides of the street along this street forming the core north/south route through the City. Bike lane improvements are to be integrated into the traffic enhancements proposed for this street. ***Beverly Road:*** bike lane improvements are designated for both sides of this street connecting the Passons Boulevard bike lane to the County regional trails system via a bike route connection at Beverly Boulevard. ***San Gabriel River Parkway:*** a bike lane is designated along this street connecting the Whittier Boulevard regional trail connection to the Pico Rivera Sports Arena. ***Whittier Boulevard:*** bike lane improvements are designated for both sides of this street connecting the Paramount Bike Path and Passons Boulevard Bike Lane.
Bike Route: Bike Routes are considered shared facilities, which serve either to provide continuity to other bicycle facilities, or designate preferred routes through high demand corridors. Such bikeways are designated using signage along the roadway without special street striping.	***Washington Boulevard:*** these routes connect the Passons Boulevard bike lane and Paramount/DWP bike path to the County regional trails system. ***Beverly Boulevard:*** these routes connect the Passons Boulevard and Beverly Road bike lanes to the County regional trails system. ***Paramount Boulevard:*** this route serves to connect the Paramount/DWP bike path and the Beverly Road bike lane.

Table II-4
Master Plan of Trails
Trail Classifications

Trail Classification/Description	Trail Name/Location
Equestrian Trail: These trails are off-street dirt lined trails reserved for the exclusive use of equestrian riders.	***Friendship/Durfee Equestrian Trail:*** trail alignment follows Amistad Avenue and Friendship Avenue to Durfee Avenue and north to Streamland Park where it connects to a multi-use regional trail at the Whittier Narrows Recreation Area. Another connection is also proposed to link up with the Bicentennial Park camping area and Pico Rivera Sports Arena.
Trail Support Facilities	
In addition to the designated bike trails, the trails system includes designations for the following trail support components.	
Trail Nodes: Trail nodes occur at specified points along the trail system. The trail nodes give trail users information regarding the trails system (see Figure II-2) including: • a trail system diagram showing trail links to regional systems, major activity areas in the City, local landmarks, and recreational opportunities; • interpretive information about local scenic resources; and • informational tips on bicycle, and pedestrian, and equestrian safety.	Trail nodes occur at various locations throughout the trail system. Figure II-2 shows locations for trail node placement.
Rest Area: Rest areas are placed near multi-use trail staging areas to provide appropriate facilities geared to long distance trail users. Facilities to be developed in these areas include bicycle racks, picnic benches, shade structures or trees, bathrooms, and water fountains.	Rest areas are designated at the City Hall complex, Streamland Park, Bicentennial Park, Smith Park, Pico Park, and Rivera Park.
Transit Link: In an effort to comply with air quality requirements, an area for bicycle commuters who bike to and from park and ride facilities has been designated. This facility would be designed in concert with park and ride facilities to include secure bicycle lockers, benches, rest and shade areas.	A transit link is designated at the Montebello bus terminal. Smaller-scale transit links are also proposed to be included at park and ride locations where they occur throughout the City.
Regional Trail Link: Regional trail links provide access to the Regional River Trail Systems along the San Gabriel River and Rio Hondo River Channel.	Regional Trail links occur at various locations throughout the regional trail system. These points of access are generally located outside the City boundary along the existing river channels.

Source: City of Pico Rivera, 1993.

Figure II-2
Master Plan of Trails

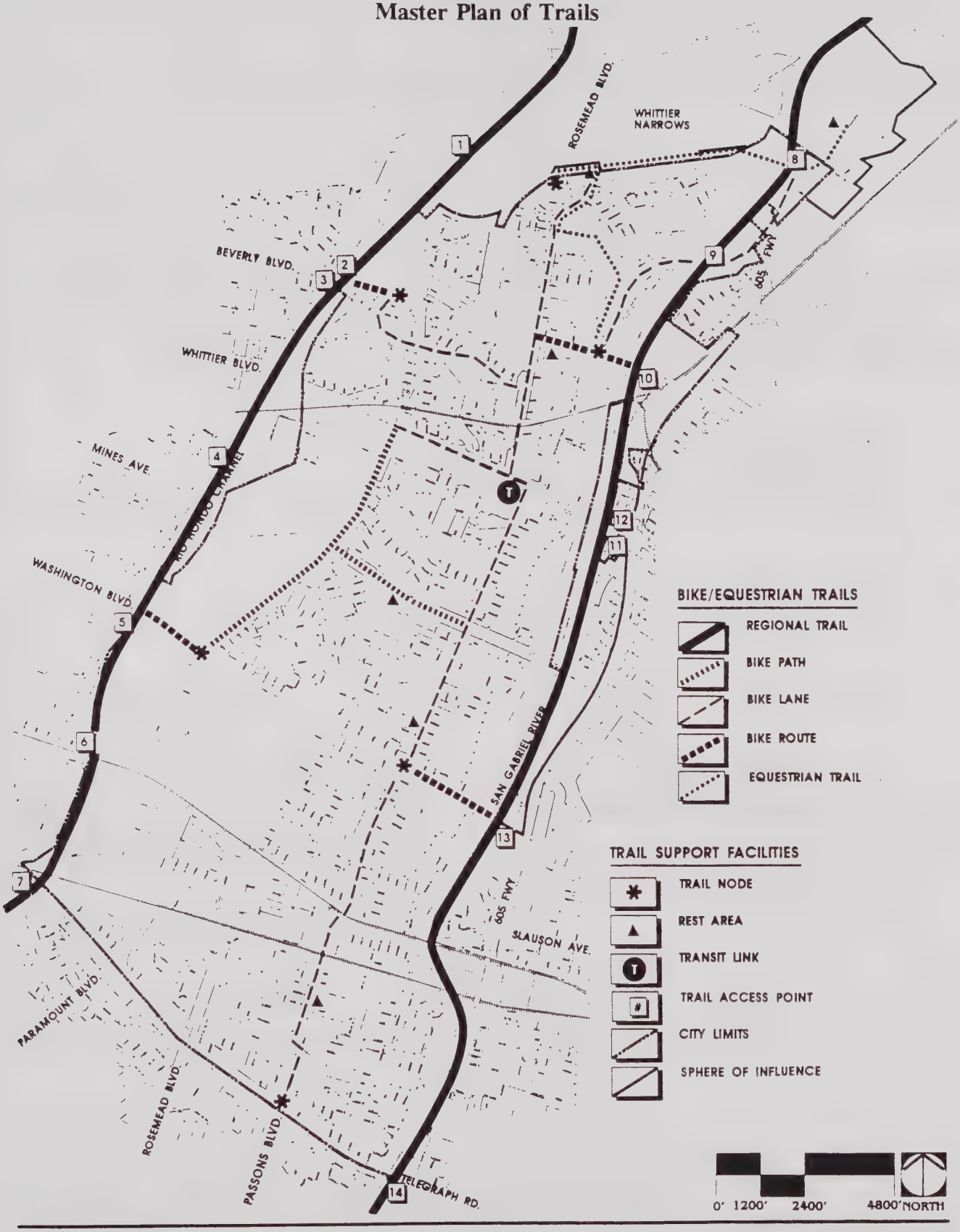
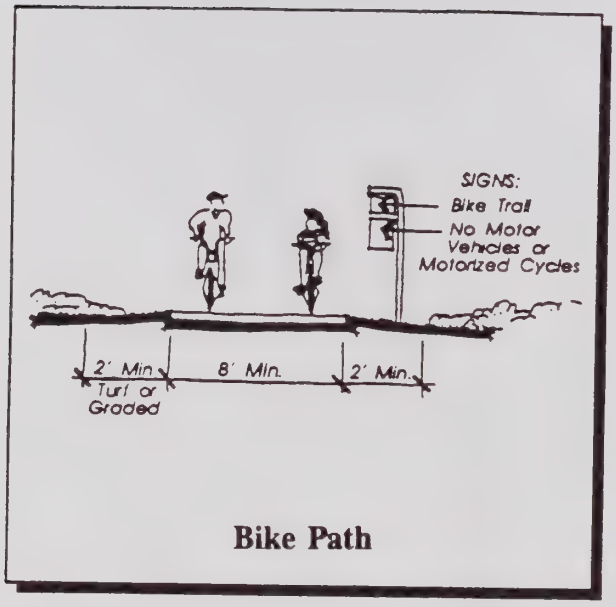
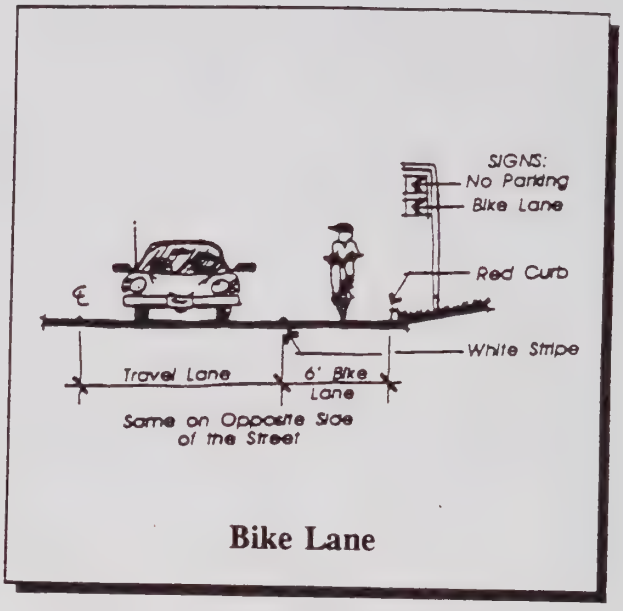


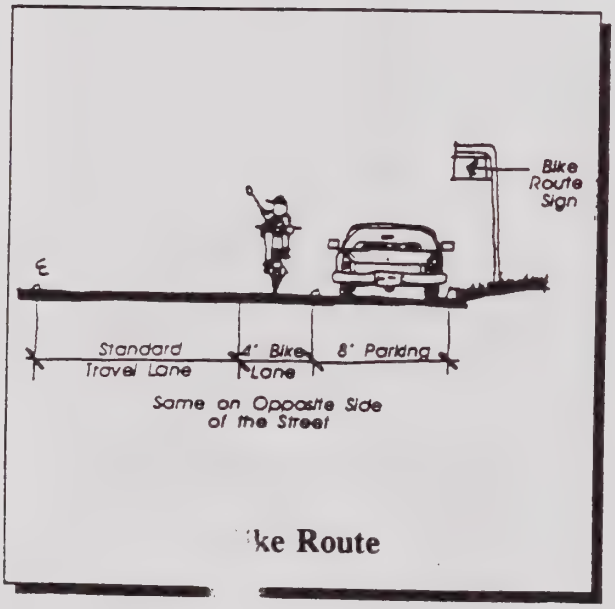
Figure II-3
Trail Standards



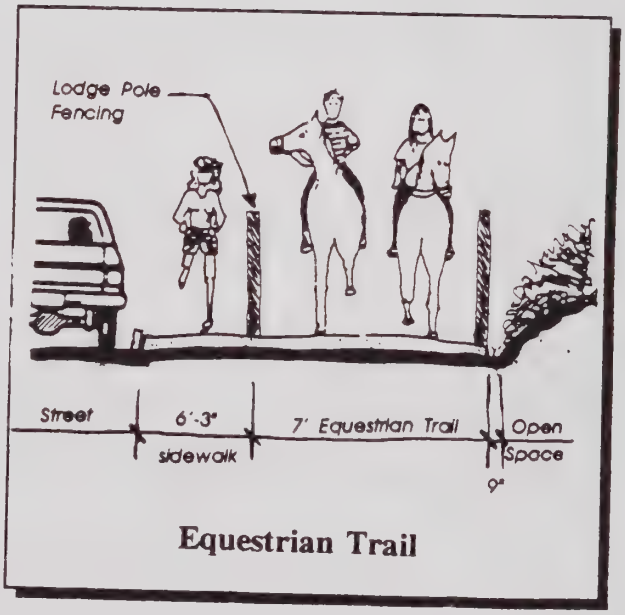
Bike Path



Bike Lane



'ke Route



Equestrian Trail

Parking

Objective A.3 ***Provide adequate off-street parking and loading facilities for businesses throughout the City.***

Policy A.3.1 Maintain an adequate supply of parking that will support the present level of automobiles and allow for the expected increase in private transportation use.

Policy A.3.2 Encourage both conventional and innovative methods to increase the amount of off-street parking in identified parking-deficient areas of the City.

Policy A.3.3 Explore methods by which access to residential and commercial parking can be made compatible.

Policy A.3.4 Locate new developments and their access points in such a way that traffic is not encouraged to utilize local residential streets for access to the development and its parking.

Policy A.3.5 Explore methods by which alternative modes of transportation such as public transit and bike ways can be integrated into new development so as to reduce the need for parking.

Commodity Movement

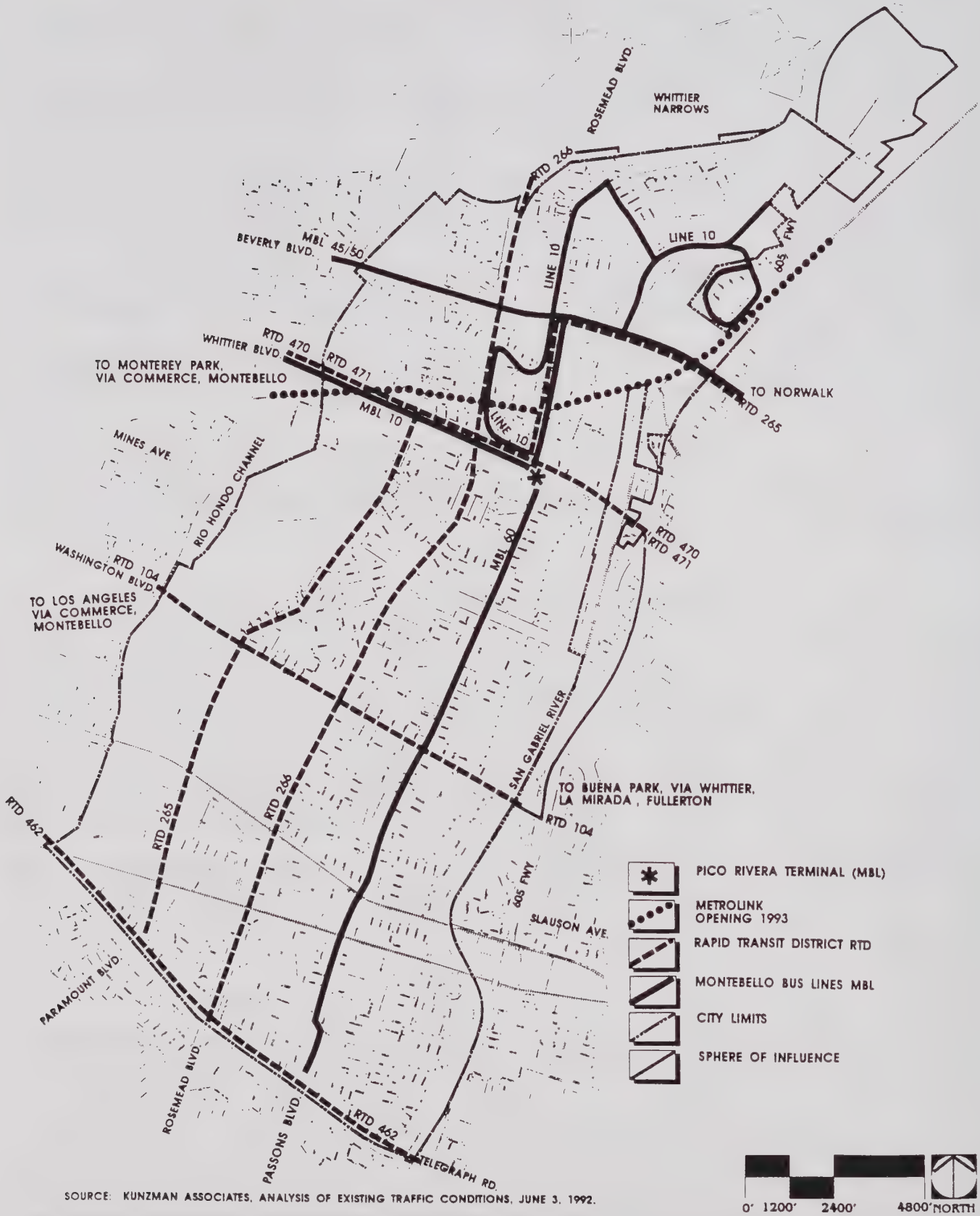
Objective A.4 ***Provide adequate means to safely move commodities within and through the community, while protecting residential neighborhoods and overall quality of life.***

Policy A.4.1 Establish and maintain a network of appropriately designed truck routes base on the those described in Figure II-5.

Policy A.4.2 Ensure that both new and existing commercial and industrial uses provide adequate loading areas which minimize interference with efficient traffic circulation on adjacent roadways.

Policy A.4.3 Encourage the continued development of underground pipe and utility corridors throughout the study area.

Figure II-4
Transit Facilities



SOURCE: KUNZMAN ASSOCIATES, ANALYSIS OF EXISTING TRAFFIC CONDITIONS, JUNE 3, 1992.

Figure II-5
Commodity Movement Master Plan

B. Community Facilities Element

Introduction

The Community Facilities Element provides the goals, objectives, and policies necessary to ensure that community facilities and services for Pico Rivera's residents, businesses, and industry are adequately provided.

As part of the development of the Community Facilities Element, an analysis of existing conditions was conducted and documented in the Municipal Services and Facilities section of the Environmental Baseline Report. Included in this report is information regarding location and function of community facilities throughout the City such as government offices and facilities, cultural and social services, schools and school district offices, public parks, police and fire facilities, utilities and solid waste facilities.

Community Facilities Issues

At neighborhood meetings, citywide workshops, and through a citywide survey, residents identified the major community facility issues facing the City of Pico Rivera. These issues were identified in the Environmental Baseline Report, and are summarized below.

General Government Services

- There are a variety of City, County, State, and Federal government facilities and services in the City. Due to the built out nature of the community, it is unlikely that there will be a great change in the need for these services in the future. It is more likely that existing facilities will expand or remodel existing buildings should future needs change.

- Some Pico Rivera residents have recently stated that they are uncomfortable approaching City Hall with community concerns. Suggestions offered at initial Community Workshops included the need to have "early" input on community issues, and to have more notice of community meetings to improve the communication between residents and the City.

- During neighborhood meetings which were held as part of the General Plan process, many residents were unclear as to the current regulations affecting their property. Residents were concerned that, when asked, City staff could not provide clear and concise answers to questions. Residents agreed that much of this problem can be attributed to the lack of consistency between zoning regulations and the pre-existing General Plan.

- Due to the ethnic make-up of the City, the City will need to continue to offer bilingual services to the public. Since many technical terms and phrases generally used in the day-to-day provision of government services do not accurately translate into Spanish, during various meetings neighborhood residents have suggested the simplification of technical terms to make them more understandable to all residents in both English and Spanish. In addition, the use of technical jargon and terms unfamiliar to the lay person have created difficulties understanding City regulations. Residents have further suggested that City rules and regulations be made "user friendly."

Cultural Facilities and Social Services

- The maintenance of local library facilities as a cultural resource is of critical importance to community residents. Library goals for the future focus on integrating community involvement with library programs. In order to accomplish this, the County library has indicated a need to increase library resources to provide high school and college students with adequate resources, and to continue purchasing quality materials in both English and Spanish in order to involve as many residents as possible in library programs. In addition to these program needs, it is estimated that an increase of as much as 22,898 square feet of building space and 46,950 library books would be needed at buildout of the General Plan study area.

- Although there are no museums in the City, there is a museum of history located approximately seven miles north of the City. In addition, residents are only ten to twenty miles from several regional cultural centers that serve Los Angeles County; the Los Angeles County Museum of Art, the Natural History Museum of Los Angeles, and Los Angeles Children's Museum.

- The close proximity of Pico Rivera to Los Angeles County Social Service offices and health clinics allows residents to travel relatively short distances to receive assistance. Since most of these services are outside of the City's control, however, County budget cutbacks could interrupt some services in the future for community residents. As the population in the City increases, services will most likely be in greater demand.

- The City will need to continue to encourage the development of additional gang intervention programs, through the schools or recreation programs, to inhibit the growth of gang activities.

Educational Facilities

- There has been a steady climb in the number of new students over the past few years within the El Rancho Unified, Whittier Union and Montebello Unified School districts. This can be attributed to the large percentage of families in the City and the large number of existing households having either large or extended families. Although the local school districts have been able to use existing facilities to accommodate this increase, future increases in enrollment may place a strain on school facilities now in service.

- The El Rancho Unified School District currently has several school sites which are used for other purposes. These sites include Obregon, Selby Grove, Maiseland, and Meller elementary schools.

- On April 16, 1993, the El Rancho School District held public meetings to obtain public comments regarding the potential sale of the Obregon and Meller School sites. The District also held a "Town Hall Meeting" on August 11, 1993 to gather neighborhood resident input regarding the ultimate sale and development of 30.9 acres of vacant land which surrounds the Obregron site. The issue as to the eventual use of surplus public school property will need to be addressed.

Parks and Recreation

- Pico Rivera residents feel strongly about the need for additional recreation facilities in the City. It is widely recognized that existing park acreage is being used to its full capacity. Because existing park land is surrounded by existing development, there are limited opportunities to expand park acreage in the future. According to current City Park and Recreation standards, however, the City will need to develop approximately 44 acres of additional park land at buildout of the General Plan. City residents strongly oppose any attempt to increase the amount of park acreage by removing existing homes or impacting the existing neighborhoods. Additional recreation opportunities in the City, therefore, will most likely focus on traditional methods of providing recreation services within existing parks and school sites without disruption of the existing neighborhoods.

- Opportunities to develop large open drainage facilities and utility rights-of-way which border or traverse the City should be investigated to offset the need for additional park acreage.

- Residents have expressed concerns about park safety. Some residents feel that expanding park facilities could create additional gang-related problems in adjacent neighborhoods.

- The only residential areas of the City that are not within at least one neighborhood and/or community park service area are found south of the Atchison, Topeka and Santa Fe Railroad and west of Crossway Drive, and in the extreme northeastern portion of the City. Both of these areas, however, are within the service area of nearby regional parks.

Public Safety Services

- Residents in Pico Rivera have indicated that maintaining neighborhoods as "safe places to live in" is a major community goal. Although the public generally feels that local police protection is adequate, some residents feel that the threat of gang violence, and local increases in crime may be overwhelming law enforcement services. Residents who attended the Community Workshop suggested that the City work with local community groups and churches in an effort to stem gang activity, along with providing additional recreation services to young adults.

- As the State continues to cut County budgets, Sheriff services may be reduced. At buildout of the General Plan study area, it is estimated that Sheriff services may need to be increased by as many as 68 officers to meet future staffing goals. The City will need to work cooperatively with the County Sheriff's Department to ensure that police services are maintained at least at the current level. In addition, the City may explore optional and supplementary programs, along with alternative methods for funding additional police services.

- The General Plan presents opportunities to discourage burglaries and other crimes through the use of design features. This is especially important for recreation areas in the northern portion of the City, which have become gathering places for local gang members. Since burglary is more often a crime of opportunity than a premeditated crime, design features can often be implemented to reduce crime incidents. This is commonly referred to as the "defensible space" concept. Defensible space is thought to provide a deterrent to crime by permitting the identification of suspicious happenings or persons, in part by increasing visibility and recognition by neighbors, making it evident to a potential criminal that a crime could be observed and the criminal easily apprehended.

- There are many areas in the City that have a mixture of land uses which may place incompatible uses next to one another. If, for example, a fire prone industrial use is in close proximity to a residential neighborhood for example, the risk of fire could be increased.

- According to the Assistant Battalion Chief of the Los Angeles County Fire Department, brush in the northeastern section of the City and adjacent to Rose Hills, is a significant fire threat affecting Pico Rivera. This threat is increased when Santa Ana wind conditions are present. In addition to the threat from wildfires, aging buildings in commercial and industrial sectors that do not have indoor fire sprinklers also pose a serious fire threat.

- There is also a need for a fire department truck company to provide ventilation when multiple story fires occur. Currently, fire stations located in the Cities of Commerce, Whittier, and Norwalk provide a truck company for building ventilation during fires.

- As population increases in the City, the ability to provide fire services at existing levels will be impacted. It is estimated that at buildout of the General Plan study area, an additional six fire fighters will be needed to meet the City's standard of one fire fighter to every 1,500 residents.

Utilities

- Water facilities are generally adequate to meet the present needs of Pico Rivera residents. All of the water agencies serving the City foresee adequate water supplies to meet future demands, as long as the water required does not exceed the allocated amounts.

- As local water distribution lines continue to age, increased maintenance will be necessary to ensure that the system remains in good condition. This appears to be a routine activity for all of the study area's water companies.

- Due to the implementation of existing regional plans, future wastewater generated within Pico Rivera will most likely not require additional expansion of any wastewater treatment plant. Current wastewater facility problems in the City have been identified by the City's Public Works Department. Although solutions to these isolated problems are feasible, financing the improvements to rehabilitate existing facilities is a major issue.

- Significant increases in energy consumption are not anticipated in the City because of the limited amount of the land available for future development. Therefore, major expansion of electrical and natural gas distribution systems will not be likely. As long as adequate energy supplies are available, Southern California Edison and The Gas Company will continue their practice of planning facilities and services for the City on an as-needed basis.

- The City's ability to control the location and design of energy transmission lines is limited, due to the fact that these are generally owned and operated by public utility companies. The City's primary avenue of control is as a commenting agency for environmental documents on proposed energy corridors.

- Opportunities exist to use major electricity transmission corridors for additional purposes such as wholesale nursery growers, pedestrian and bike trails, and linear park systems. However, issues related to the need for access road systems and the potential hazards of electromagnetic fields also need to be considered.

- Due to rapid increases in the development of new telecommunication technologies, it is anticipated that additional telephone services and facilities will be developed. Although the local telephone company does not foresee any difficulties in meeting the needs for increased services, the advent of new technologies will likely lead to the development of new public and private facilities and services within the community. It is important to recognize the balance between the development of new and innovative telecommunication systems and related land use and design issues. In order to meet the demands of an improving communications network, development of flexible policies which will meet the needs of numerous transmission points and receiver antennas may be necessary.

- Like many other older communities, overhead utility lines can be found throughout the City. Continuation of the City's program to underground utility lines during new construction and infrastructure renovation is important.

- According to the Los Angeles County Sanitation District, there is adequate landfill space presently available to serve the short-term needs of the area. It will be important for the City to work with the County of Los Angeles and surrounding cities to keep abreast of comprehensive waste management plans for the area, in order to extend the life of existing landfills.

- Pico Rivera will require 97,276 cubic yards capacity of landfill space by the year 2000, assuming that no additional waste diversion occurs. If the State mandated goals are achieved, the additional needed capacity will be reduced by 53,954 cubic yards. In any case, the need for landfill space to accommodate future waste will continue to be an issue well into the future.

Goals, Objectives and Policies

Goal B

To coordinate development activity with the provision of public services and facilities in order to eliminate gaps in service provision, maximize the utilization of existing and proposed public facilities, provide efficient and economical public services, and to achieve the equitable sharing of costs of such services and facilities.

General Government Services

Objective B.1 ***Provide and maintain efficient, competent, friendly and fiscally responsible government services which strive to be responsive to local residents' concerns and desires.***

Policy B.1.1 Establish and promote City Hall as a comfortable and approachable place for residents to voice concerns, do business, and get information regarding the provision of City services.

Policy B.1.2 Encourage residents to become active in local government by providing a variety of involvement programs designed to stimulate community spirit and pride.

Policy B.1.3 Involve other Federal, State, and local agency offices in programs to promote improved public relations.

Cultural and Social Services

Objective B.2 ***Ensure the provision of cultural facilities and social services, such as educational institutions, performing arts facilities, community group facilities, and health and social services facilities, to meet the needs of Pico Rivera residents.***

Policy B.2.1 Continue to support and expand the community and cultural activities of the Pico Rivera Senior Center, Libraries, Cultural Center, and Centre for the Arts to involve all residents within the community.

Policy B.2.2 Promote library facilities in the community at the minimum standard described in Table II-6.

Policy B.2.3 Continue to encourage the development of public and private Cultural and Social Services within the Community.

Educational Facilities

Objective B.3 ***Ensure that all residents have access to high quality local educational facilities, regardless of their socioeconomic status or location within the City.***

Policy B.3.1 Work with the El Rancho Unified School District, Montebello Unified School District, and Whittier City School District, to establish effective lines of communication between the school districts and the City to resolve school planning and financing issues.

Policy B.3.2 Work closely with the El Rancho Unified School District, Montebello School District, and Whittier City School District, on an ongoing basis to resolve issues such as expanding the joint use of facilities, and the alternative use of vacant or underutilized school sites.

Parks and Recreation

Objective B.4 ***Maintain a system of public and private park and recreation facilities which are safe, well maintained, and meet the active and passive recreational needs of the Pico Rivera Residents.***

Policy B.4.1 Provide for the improvement, rehabilitation and maintenance of existing parks and recreational facilities.

Policy B.4.2 Ensure that the City maintains, at a minimum, the park space policies described in Table II-6, for individual park sites.

Policy B.4.3 Encourage neighborhood residents to become involved in the design, improvement, operation, maintenance, and security of park facilities throughout the community.

Policy B.4.4 Coordinate park and recreation facilities planning with local and regional agencies in an effort to enhance recreational opportunities offered to Pico Rivera residents.

Policy B.4.5 Promote innovative concepts which offset costs, increase acreage and foster business/community involvement in the development of new park facilities and programs.

Policy B.4.6 Investigate the feasibility of using open drainage facilities and utility rights-of-way to offset needed park acreage in the City.

Table II-5
Park Classifications Standards and Features

Description	Neighborhood Parkettes	Neighborhood Playgrounds	Neighborhood Parks	Community Parks
Park Classifications and Standards				
	Neighborhood Parkettes are located directly adjacent to school recreation areas. These parks are developed where the land acquisition costs are too prohibitive to acquire sufficient land for a full service school/park combination, or where a full service neighborhood park is not warranted. The parkette should be separated from the school by a fence or other means of separation.	Neighborhood Playgrounds are primarily for children aged 5-14 within walking distance from the surrounding neighborhood. Playgrounds should be designed to serve up to 800 children within the neighborhood service radius. Elementary school playgrounds may fill the need for neighborhood playgrounds.	Neighborhood Parks are primarily for the use of children and family groups. These parks should be located, where possible, adjacent to and combined with, neighborhood schools. The specific facilities and spaces should reflect the population needs of the particular service area.	Community Parks provide a wider range of recreational opportunities than the neighborhood park facilities. They should be designed to serve major sections of the City containing between 20,000 and 25,000 residents within an effective walking radius of 1½ mile or less.
Primary Function	Passive/Active	Active	Passive/Active	Active
Public Park Acreage	0.25 to 1.5 acres	Less than 5.0 acres	10.0 acres	18.0 to 22.0 acres
Public Park Acreage if Joint Use with School	Parkettes are developed adjacent to but separate from school facilities.	Variable; school playground could fill this category need.	3.0 acres	10.0 Acres
Service Area Radius	¼ mile	¼ mile	¼ to ½ mile	1 to 1½ mile
Park Features				
Pre-school Play Area	■	■	■	■
Apparatus for older children, possibly including "themed" Play equipment		■	■	■
Multi-purpose Activity courts		■		
Open areas for informal play and passive enjoyment	•		■	■

Table II-5
Park Classifications Standards and Features

Description	Neighborhood Parkettes	Neighborhood Playgrounds	Neighborhood Parks	Community Parks
Park Features (Cont'd)				
Fields for softball, baseball, football, soccer and other organized field sports.			•	■
Night-lighted sport facilities for adults.			•	■
Hard-surface multiple-use areas for tetherball, shuffleboard and other similar activities.		■	•	■
Courts for tennis, basketball, volleyball, handball, and other court games.			■	■
Swimming pools for instruction and competition.			◆	■
Special facilities for the handicapped.	■	■	■	■
Senior citizen activities, such as horseshoes, lawn bowling and croquet.			•	•
Picnic area.	■		■	■
Park Seating for leisure and observation.	■	■	■	■
Recreation building (from which recreation programs at the adjacent school can be directed).	■			
Buildings for recreation offices, restrooms and equipment storage			■	■

Table II-5
Park Classifications Standards and Features

Description	Neighborhood Parkettes	Neighborhood Playgrounds	Neighborhood Parks	Community Parks
Park Features (Cont'd)				
Community Center with meeting and multipurpose rooms with adequate provisions for craft classes, dramatics and social activities.				■
Special facilities for groups and/or individuals with special needs.				■
On-site Parking area.	■		■	■
Maintenance facilities.				■

■ Feature should be included in all parks

♦ Feature may be included in some parks

● Feature will be limited to a few parks

Public Safety Services

Objective B.5 ***Reduce the risk of crime and provide a high level of public safety for local neighborhoods and support community involvement in crime and fire prevention.***

Policy B.5.1 Ensure that the design of new development discourages opportunities for criminal activities to the maximum extent feasible.

Policy B.5.2 Ensure that Sheriff and Fire services are maintained at the standards described in Table II-6.

Policy B.5.3 Promote community neighborhood involvement in crime and fire prevention activities.

Utilities

Objective B.6 ***Maintain adequate systems for water supply and distribution; wastewater collection and treatment, solid waste collection and disposal; and energy distribution which are capable of meeting the needs of the residents of Pico Rivera.***

Policy B.6.1 Ensure that functional utilities such as water, wastewater, electricity, and natural gas supply systems and solid waste collection and disposal meet the standards described in Table II-6.

Policy B.6.2 Discuss with the involved agencies the long-term supply of reclaimed wastewater, including service to potential future uses within the City or its sphere of influence.

Objective B.7 ***Maintain a balance between available infrastructure facilities and public services and the type, rate, intensity, and timing of new development so as to eliminate potential impact of new development upon the services and facilities enjoyed by existing residents and businesses.***

Policy B.7.1 Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development or the intensification of existing development.

Policy B.7.2 Coordinate the long-term provision of utility services, including water, wastewater, electricity, natural gas, solid waste, etc. to assure adequate future levels of services for City residents.

Policy B.7.3 Utilize the performance criteria contained in Table II-6 to determine the adequacy of public services and facilities, and to establish requirements, fees, and exactions to be provided by new development within the City.

Table II-6
Public Services and Facilities Performance Standards

Facility/Service	Performance Objective			
Schools	School capacity available to meet projected enrollment as per City/ School District Facilities Planning Program.			
Parks	Acres of Park Space/1,000 Residents			
	Neighborhood Parks	Community Parks	School Recreation Areas	Total
Separate Park/School	1.1	2.9	3.0	5.0
Combined Park/School	0.6	2.4	2.5	4.0
Water Systems	Adequate fire flow as established by the Los Angeles County Fire Department; sufficient storage for emergency situations.			
Sanitary Sewers	Restricted flow only during peak-day, peak-hour conditions.			
Sewage Treatment	Remain within the rated capacity of the treatment facilities.			
Flood Control	Protection of structures for human occupancy from the 100-year flood; facilities to be provided as required concurrent with development.			
Police Protection	Four (4) minute average response time for emergency calls within the City; maintain staffing levels at one officer per 1,000 residents.			
Fire Protection	Provide a response time of five (5) minutes for fire and emergency medical within the City; maintain staffing levels at one fire fighter per 1,500 residents.			
Libraries	2.0 books per capita; and 0.35 square feet of library space per resident.			
Solid Waste	Adequate number of refuse vehicles and staffing to maintain weekly pickup of solid wastes; adequate number of street sweeping vehicles and staffing to sweep arterial and other selected streets; adequate resource recycling, and recovery programs to maintain compliance with adopted Source Reduction and Recycling Element.			
Other Public Buildings and Facilities	Sufficient number and size to provide required services.			

Source: City of Pico Rivera, 1993.

ENVIRONMENTAL MANAGEMENT

Community Development
- Land Use
- Housing

Municipal Facilities and Services
- Circulation
- Community Facilities

Environmental Management
- Environmental Resources
- Environmental Hazards

Implementation and Monitoring Program

Environmental Impact Report
- Introduction
- Executive Summary
- Project Description
- Environmental Analysis
- Alternatives to the Proposed Project
- Cumulative Impacts
- Growth Inducing Impacts
- Significant Irreversible Environmental Changes
- Short Term Impacts Versus Long Term Productivity
- Summary of Environmental Effects
- Information Sources

A. Environmental Resources Element

Introduction

The Environmental Resources Element focuses on the use and management of natural resources within the General Plan study area. The element establishes appropriate levels of resource conservation and preservation in light of demands which will be placed on these resources by future residents and businesses.

As part of the development of the General Plan Environmental Resources Element, an analysis of existing conditions was conducted and documented in the Environmental Management and Municipal Facilities and Services sections of the Environmental Baseline Report. These sections of the Environmental Baseline Report include information regarding air and water resources; soil classifications; mineral resources; wildlife and plants resources; energy resources; along with current resource recovery and recycling efforts.

Environmental Resource Issues

Air Quality

- The improvement of regional air quality will continue to be a priority issue in the community and the region. The extent to and ways in which the City can participate in reducing air emissions without negative impacts to the City's economic base is also at issue.

- In order to address air quality in the Los Angeles basin, several Southeast Los Angeles County cities formed an air quality consortium in late 1991. The objective of the group was to jointly address air quality problems and respond to South Coast Air Quality Management District (SCAQMD) and Southern California Association of Governments (SCAG) requirements for the preparation of local air quality elements.

Water Quality and Conservation

- Due to the variety of past industrial and commercial activity in the study area, the threat of contamination from underground storage tanks will likely continue. Even though in many cases the problems may only involve local soil contamination, there are still a substantial number of cases where potential groundwater quality impacts may be serious (see also the Hazardous Materials section of the Environmental Management Element).

- By keeping the local spreading basins full with water, the Central Basin Water Replenishment District anticipates that the ground water levels near the spreading grounds will remain at optimum levels. Should water not be available for spreading, a corresponding lowering of ground water levels will occur.

- The Central Basin Water Replenishment District is actively studying retaining more local storm runoff to use in the local spreading basins. Using the local stormwater runoff will help the District meet State requirements for reclaimed water use in groundwater recharge and reduce the need to use water which is imported from outside the District.

- One of the objectives of the replenishment program in the Pico Rivera area is to maintain as high a water table as is safe. Enough storage space is left vacant during the storm season to accommodate potential local supplies available for spreading should a wet season occur. It is anticipated that water availability will not be a constraining factor on growth and development within the next 15 to 20 years, and that water quality is expected to remain at its present high levels over the same period.

Soils Conservation

- Soils within the City of Pico Rivera present few significant limitations on urban development. However, soils from the Ramona-Placentia Association are characterized by high shrink-swell potential. Highly expansive soils can cause substantial damage to building foundations, highways, and other surface structures. These effects can be minimized or eliminated, provided that this soil condition is recognized and that structures are engineered in accordance with existing building code and City requirements (see also the Geology and Seismicity section of the Environmental Management Element).

- The absence of any significant landforms in the study area eliminates problems associated with erosion and landslides.

Mineral Resources

- Although the study area is situated within an historic river basin which may contain useable mineral deposits, it is highly unlikely that any mineral resources will be developed within the City, since nearly all land within the City has been developed.

- It is important for the City to be aware of the location of any old or proposed exploratory wells in Pico Rivera to monitor any potential problems associated with past well abandonment procedures.

Wildlife and Plants

- Since the City is nearly built out, few plants and animals which were native to the area still exist. However, there are many species of plants and animals found just north of the City and in the two river beds that surround the City. It will be important to consider any impacts new development may have on these natural habitats.

Energy Resources and Conservation

- Energy conservation has become an increasingly important concern in Southern California, as well as nationally. Increasing demands upon the limited supply of energy sources has led to an increased reliance on foreign oil, expensive additional power-generation plants, and a myriad of support facilities related to the production and distribution of energy.

- On a community scale, the City of Pico Rivera can help reduce energy consumption in a number of ways. By encouraging increased local employment opportunities, and by providing housing in proximity to employment, commercial, and recreational opportunities, energy consumed by automobile travel can be reduced.

- Numerous methods are available to reduce energy consumption at the building scale, and are well documented. In general, these methods consist of passive measures, such as insulation against unwanted heat gain or loss, maximization of natural lighting and ventilation, as well as active measures, such as the provision of solar water heating. Many building scale energy conservation measures have been incorporated into Title 24 of the California Administrative Code, and are required of all residential structures.

Resource Recovery and Recycling

- Currently the City of Pico Rivera generates 59,672 tons of solid waste per year. Prior to the adoption of the City's Source Reduction and Recycling Element, only 9.9 percent of this total is currently being diverted through a number of City and private recycling efforts. To be in compliance with the California Integrated Waste Management Act of 1989 (AB 939), the City will be required to divert 25 percent of the City's solid waste by 1995 and 50 percent by 2000.

- In October 1992, the City adopted a Source Reduction and Recycling Element as required by State law. It is important that the policies of this plan are integrated into the General Plan in order to meet the waste diversion goals for the City.

Goals, Objectives, and Policies

Goal A

To identify limits on the natural resources needed to support existing and future development within the City and its sphere of influence, and to ensure that these resources are managed and protected.

Air Quality

Objective A.1 *Achieve and maintain reductions in the amount of local air emissions by participating in a regional approach to improve air quality.*

Policy A.1.1 Coordinate local air quality improvement efforts with those within southeast Los Angeles County and the region.

Policy A.1.2 Provide for a diverse and efficient ground transportation system that minimizes air pollutant emissions.

Policy A.1.3 Maintain a pattern of land use which can be efficiently served by a diversified transportation system and which directly and indirectly minimizes air pollutants.

Policy A.1.4 Minimize particulate emissions from the construction and operation of roads and buildings.

Policy A.1.5 Provide a reduction in overall emissions through decreased energy consumption.

Policy A.1.6 Encourage technological advances and changes in business and industry which serve to improve regional air quality.

Policy A.1.7 Ensure that identified sensitive air quality receptors (young children, hospital patients, convalescents, and the elderly) are protected from the effects of high concentrations of air pollutants.

Policy A.1.8 Ensure that the citizens of Pico Rivera are adequately protected from the effects of potential emissions from existing or proposed toxic "hotspots."

Water Resources and Conservation

Objective A.2 ***Protect groundwater resources to ensure adequate water supplies to meet present and future needs while obtaining maximum benefit from limited water resources.***

Policy: A.2.1 Provide and maintain an adequate water supply system which meets the standards for domestic and emergency needs.

Policy: A.2.2 Continue to ensure that new development does not adversely affect groundwater supplies.

Policy: A.2.3 Protect the existing water supply by minimizing the consumption of water in new and existing developments through a combination of water conservation and use of reclaimed water.

Policy: A.2.4 Protect the existing water supply by promoting informational programs on ways to reduce water usage in homes and businesses.

Soils Resources

Objective A.3 ***Provide for the prudent development, protection, and utilization of the inherent capabilities of all soil groups within the City.***

Policy: A.3.1 Minimize erosion problems resulting from development activities.

Mineral Resources

Objective A.4 ***Provide for the proper management of mineral resources in the study area.***

Policy: A.4.1 Protect City residents from the impacts of mineral extraction activities which occur in or near the City.

Policy: A.4.2 Protect City residents from potential unsafe practices of past mining and drilling activities.

Wildlife and Plants

Objective A.5 ***Promote the identification, preservation and maintenance of important biological resources both in the City and region.***

Policy: A.5.1 Support the protection and preservation of biologically sensitive plants and animals.

Policy: A.5.2 Encourage educational programs to increase public awareness of the importance of biological resources through programs that:

- promote awareness of local biological resources;
- inform the public about regional protection and preservation programs;
- foster community attitudes and behaviors that protect regional plants and wildlife; and
- encourage community involvement in local and regional protection programs.

Policy A.5.3 Ensure that new development does not adversely impact adjacent wildlife areas.

Energy Resource and Conservation

*Objective A.6 **Encourage the prudent use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation systems into new and existing development.***

Policy: A.6.1 Encourage innovative building, site design, and orientation techniques which minimize energy use.

Policy: A.6.2 Reduce energy consumption by establishing implementing measures which minimize vehicle miles traveled.

Policy: A.6.3 Promote public awareness of energy conservation technology in an effort to reduce overall energy consumption.

Resource Recovery and Recycling

*Objective A.7 **Address local solid waste concerns and system needs through the development of a comprehensive integrated waste management program.***

Policy: A.7.1 Maximize cooperation among governmental agencies in order to develop and implement a cost-effective, environmentally sound, and integrated waste management plan.

Policy: A.7.2 Meet the diversion requirements mandated by the Integrated Waste Management Act of 1989.

Policy: A.7.3 Promote continued review and study of waste disposal technology to achieve the maximum results in source reduction, recycling and composting by residential, commercial, and industrial waste generators.

Policy: A.7.4 Participate in regional efforts to extend the useful life of landfills used by the City and other agencies.

Policy: A.7.5 Promote the development of local, regional, and State markets for recycled materials.

B. Environmental Hazards Element

Introduction

The Environmental Hazards Element consists of an evaluation of the natural and man-made hazards faced by Pico Rivera residents and business. The element focuses on determining appropriate levels of protection from various hazards and ensuring that such protection is provided.

As part of the development of the General Plan Environmental Hazards Element, an analysis of existing conditions was conducted and documented in the Public Safety section of the Environmental Baseline Report. This section of the Environmental Baseline Report includes information regarding the hazards associated with geology and seismicity, flooding, noise, hazardous materials, electromagnetic fields, and emergency preparedness.

Environmental Hazards Issues

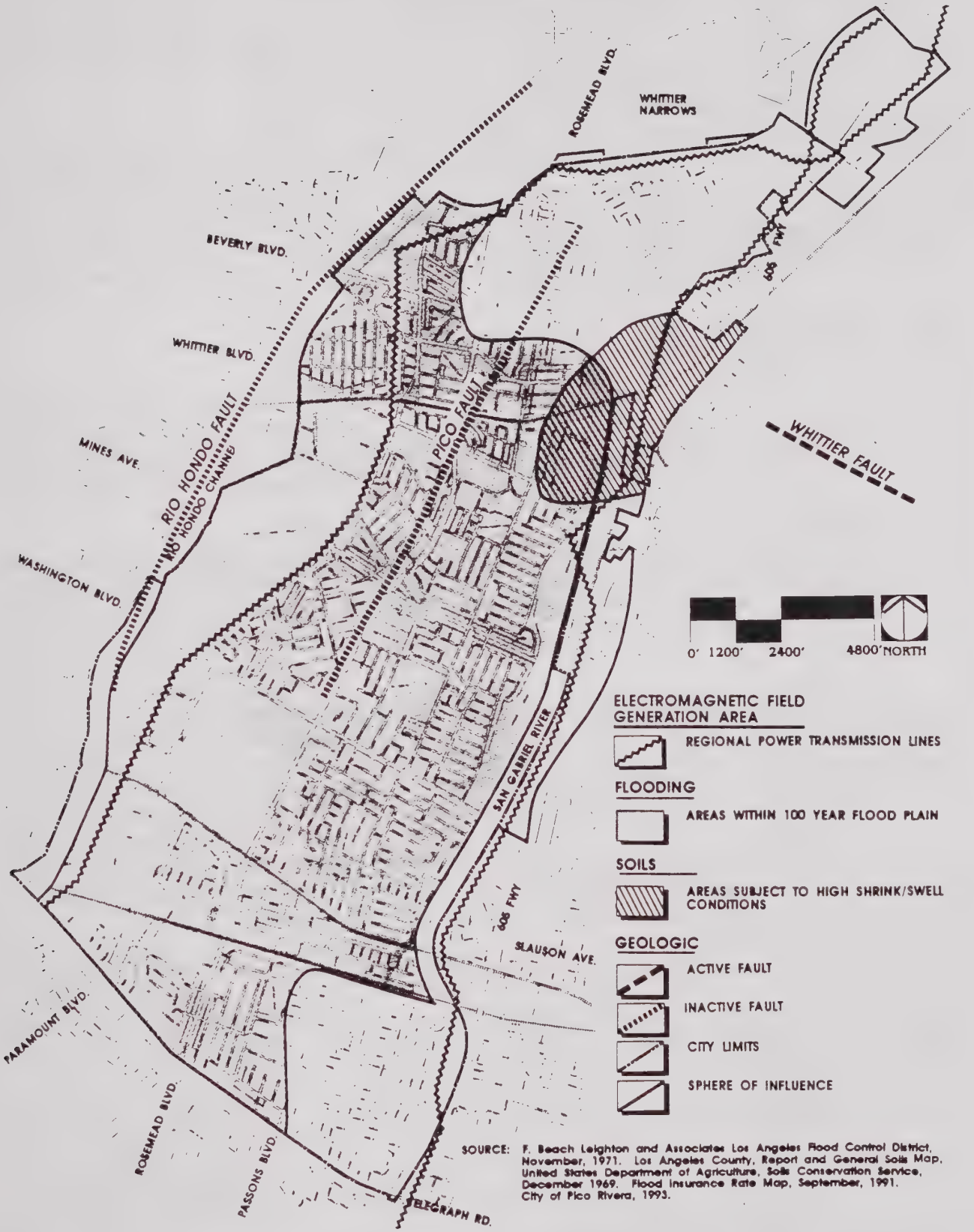
Geology and Seismicity

- According to the United States Geologic Survey, three earthquake faults are located in or near the City. These faults include the Rio Hondo Fault, Pico Fault, and the Whittier Fault (see Figure III-1). Between 1987 and 1991, the region experienced six earthquakes above magnitude 4.5. Three of these earthquakes were large enough to cause damage; Whittier Narrows in October 1987, Upland in February 1990, and Sierra Madre in June 1991. The largest event, the Whittier Narrows earthquake, was a magnitude 5.9 and caused localized damage in City of Pico Rivera and adjacent cities.

  In addition, four of these recent earthquakes had unusually deep epicenters, few aftershocks, and released large amounts of energy over a small area. This combination of characteristics suggests that the upper crust of the San Gabriel Valley is highly stressed and locked. A large earthquake could break up to the surface and release stored stress. Therefore, the present earthquake hazard in the San Gabriel Valley is somewhat higher than other areas of the State. It is acknowledged, however, that the risk cannot be quantified.

- The City's local geology and proximity to local faults are the prime determinants of the level of groundshaking that would be experienced during an earthquake. The California Division of Mines and Geology predicts a major earthquake (M 8.0 or greater) will strike Southern California sometime in the next 20 years. Recent seismic studies indicate that the increase of earthquake activity in the San Gabriel Valley since 1987 suggests a higher likelihood for earthquakes as large, or larger than, those of the last few years. The next event affecting the City will most likely occur somewhere along the south-central section of the San Andreas fault.

Figure III-1
Environmental Constraints Map



SOURCE: F. Beach Leighton and Associates Los Angeles Flood Control District, November, 1971. Los Angeles County, Report and General Soils Map, United States Department of Agriculture, Soils Conservation Service, December 1969. Flood Insurance Rate Map, September, 1991. City of Pico Rivera, 1993.

- A major earthquake occurring in or near Pico Rivera would result in many casualties, and extensive property damage. The time of day and season of the year could have a profound effect on the number of casualties and the amount of damage sustained. Damage control and disaster relief support would be required from other local governmental and private organizations, as will as from the State and Federal governments (see also the Emergency Preparedness section of the Environmental Hazards Element).

- Although the majority of buildings in the City were built subsequent to enactment of the 1952 Building Code which included strict seismic provisions, a few structures in the City may not be able to withstand a major earthquake. There is one unreinforced masonry buildings remaining in Pico Rivera at 9227 Whittier Boulevard. Building owners of older and historic buildings should be encouraged to have their buildings inspected by qualified personnel to assess their seismic integrity.

Flood Hazards

- The control of storm waters in Pico Rivera is under the joint jurisdiction of Los Angeles County Flood Control District, the U.S. Army Corps of Engineers, and the City. A continuation of efficient coordination between these agencies who oversee the protection of City residents from flooding hazards is important to the safety of Pico Rivera residents.

- The Whittier Narrows Dam, completed in 1957, controls a drainage area totaling approximately 554 square miles. The dam basin contains nearly 60,000 acres. In the event of a major water release with the reservoir water surface at the top of the spillway gates, the City of Pico Rivera would be flooded to various levels[1] (see Figure III-1).

- The breach of floodwaters from the Los Angeles River channel in 1980 prompted a review by the U.S. Army Corps of Engineers of flood hazards in the region. The Corp's analysis indicated that the region is at risk from a devastating flood until improvements are completed of the Los Angeles and Rio Hondo River levees, based on Corps data of May 1991, FEMA tentatively redesignated a 75-square-mile area stretching from Montebello to Long Beach as an area subject to flooding from a 100-year storm. If adopted, this would dramatically increase flood insurance cost for new construction in these areas and require that finished floor elevations be raised.

- The accuracy of the FEMA flood plain area map was challenged by officials of the City of Pico Rivera and surrounding affected cities. Due to these appeals, the Federal Emergency Management Agency is not expected to make a decision on the map until April 1994.

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[1] U.S. Army Engineer District; Los Angeles, Whittier Narrows Dam Emergency Plan, August, 1985.

- If the proposed floodplain map is adopted by the Federal Emergency Management Agency, many residents in the City of Pico Rivera will be faced with increased flood insurance rates.

Noise

- The issue of noise and its associated impacts from adjacent streets and railroads to neighborhoods and specific sensitive uses requires the City to examine specific needs and formulate clear community noise policies.

- During testimony given at community meetings, residents emphasized that the City is expected to provide safe, clean and quiet neighborhoods in which to live. Comments received included the need to build sound walls along the railroad, and to screen adjacent noisy commercial uses.

- There are many areas throughout the City that are exposed to noise levels above 65 dBA, particularly neighborhoods along the rail corridors. Therefore, there is a need for some type of sound attenuation.

- Existing land use incompatibilities have resulted in commercial and industrial uses adjacent to residential land uses. This has created noise issues that necessitate sound mitigation measures.

- Two non-residential sensitive noise receptors, Selby Grove Elementary School and the Rivera Library are located within areas exposed to 65-70 dBA noise levels. The City may want to investigate measures to lower noise levels in the areas surrounding these structures.

Hazardous Material

- Many business and services, such as dry cleaners and photo processing, use and dispose of hazardous materials. Due to the limited resources and the high cost of disposal, many small hazardous waste generators face unique hazardous waste management problems. Small generators may also be unaware of the regulations and may not have the resources to comply.

- The City of Pico Rivera participates in the Los Angeles County Hazardous Waste Management Plan. This allows the City to manage hazardous waste by following policy statements which achieve the goals and objectives stated in the County's Plan. Participation in the County's plan will increase the opportunity to coordinate County hazardous waste policy with local needs and concerns.

- The transport of hazardous materials on public roadways is regulated by Federal and State agencies, including the Federal Department of Transportation, Environmental Protection Agency, State Department of Health Services, and the California Highway Patrol. The City of Pico Rivera is limited in what regulations can be imposed on interstate transport of hazardous materials.

- It is virtually impossible to maintain lands adjacent to hazardous material routes completely clear of houses, businesses, and public buildings. Presently, there are no Federal or State regulations concerning building setbacks along roadways which have been designated as hazardous material routes.

Electromagnetic Field Generation

- Opinions vary greatly regarding the degree of hazard from exposure electromagnetic fields. These fields are generated by all electrical mechanisms, and are therefore encountered by people throughout their day. However, due to the large voltage carried by regional transmission lines, the public has grown increasingly concerned about the presence of regional power lines in residential neighborhoods (see Figure III-1).

Emergency Preparedness

- The City has adopted a Multihazard Functional Plan which details the City's responsibilities in the event of a local or regional emergency. Typical emergency services which may be needed include response to a major earthquake or flood, hazardous chemical spill, railroad accidents, and evacuation of portions of the City. To keep the plan in a state of readiness, the City coordinates with local and regional emergency agencies to ensure protection from future emergencies.

- The Multihazard Functional Plan designates several evacuation routes in the event of a disaster. These routes include Telegraph Avenue, Slauson Avenue, Washington Boulevard, Whittier Boulevard, and Beverly Boulevard. Unfortunately, all east/west routes from the City involve crossings at the San Gabriel River and the bridge Rio Hondo Channel. In the event of a major earthquake, such routes could be made impossible by bridge failure.

- There exist two isolated residential areas in the City which have limited access to evacuation routes (see Environmental Baseline Report Figure III-B-9).

Goals, Objectives, and Policies

Goal B

To create a secure public environment which minimizes potential loss of life and property damage, as well as social, economic, and environmental disruption resulting from natural and man-made disasters.

Geology and Seismicity

Objective B.1 ***Minimize the potential for loss of life and minimize physical injury and property damage from seismic groundshaking and other geologic events.***

Policy B.1.1 Manage potential seismic hazards resulting from fault rupture and strong ground motion by identifying and recognizing potentially hazardous conditions illustrated in Figure III-1.

Policy B.1.2 Minimize the potential for damage to critical facilities from geologic hazard by ensuring that such facilities remain operational in the event of a major earthquake.

Policy B.1.3 Ensure that retrofit and preventative measures be implemented in existing buildings during any major structural alterations.

Flood Hazards

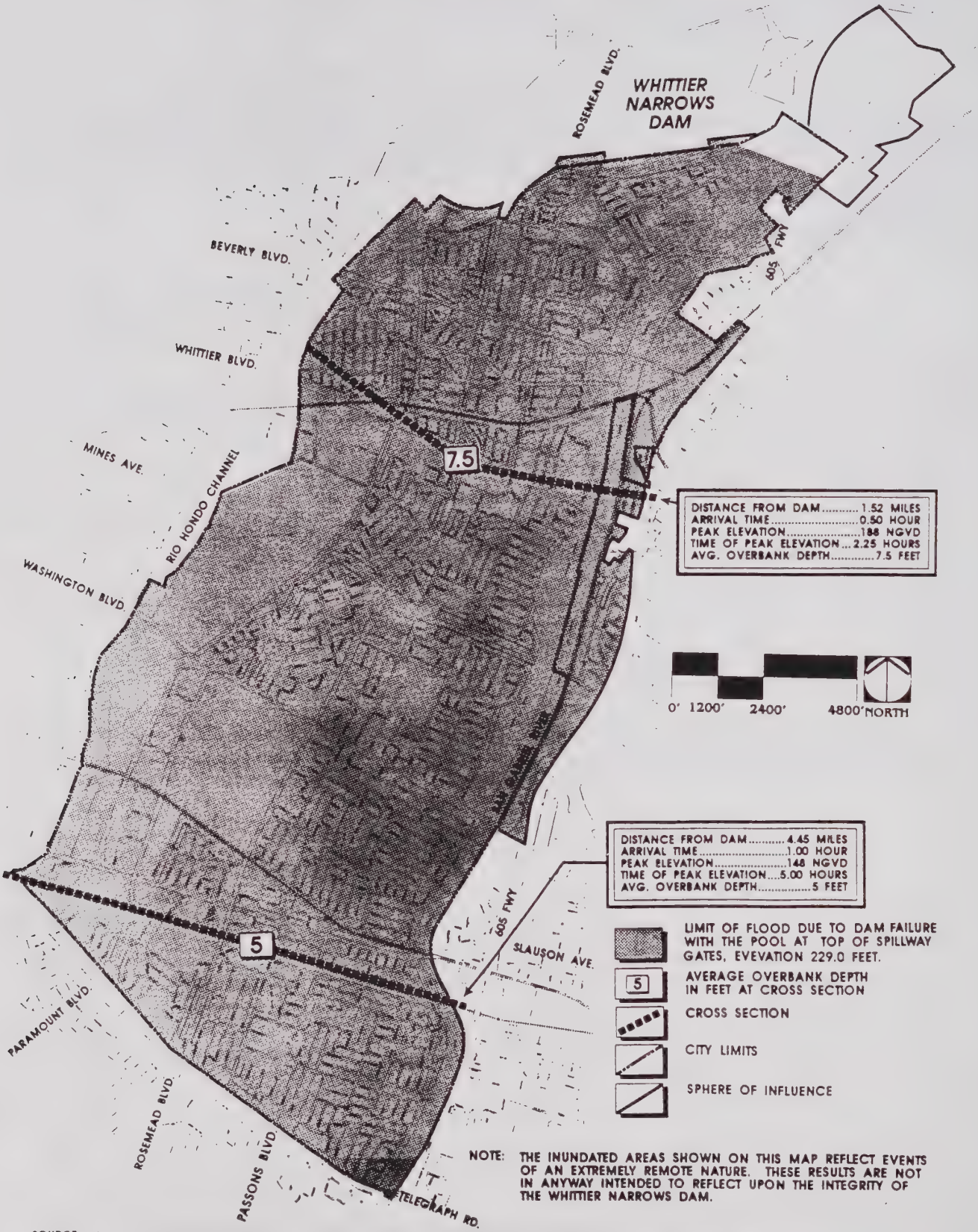
Objective B.2 ***Minimize the potential for loss of life, and minimize physical injury, property damage, public health hazards, and nuisances from the effects of a 100-year storm and associated flooding.***

Policy B.2.1 Coordinate with Federal, State, and County agencies in the establishment of the risk associated with flooding in the City.

Policy B.2.2 Manage flood hazards and facilitate rapid recovery following a flood, by identifying and recognizing areas prone to localized flooding, and 100-year flood inundation and dam inundation illustrated in Figures III-1 and III-2.

Policy B.2.3 Ensure that planned local flood control improvements are coordinated with Federal, State, and County agencies.

Figure III-2
Whittier Narrows Emergency Plan Inundation Map



NOTE: THE INUNDATED AREAS SHOWN ON THIS MAP REFLECT EVENTS OF AN EXTREMELY REMOTE NATURE. THESE RESULTS ARE NOT IN ANYWAY INTENDED TO REFLECT UPON THE INTEGRITY OF THE WHITTIER NARROWS DAM.

SOURCE: U.S. ARMY ENGINEER DISTRICT, LOS ANGELES COPRS OF ENGINEERS LOS ANGELES , CALIFORNIA, AUGUST 1985.

Noise

Objective B.3 ***Protect residents from the harmful and annoying effects of exposure to excessive noise.***

Policy B.3.1 Ensure that the maximum acceptable noise levels as described in Table III-1 are not exceeded.

Policy B.3.2 Ensure that noise sensitive uses such as schools, retirement housing, libraries, and churches are protected from the adverse effects of roadway noise.

Policy B.3.3 Encourage the development and use of transportation systems which do not increase the level of noise in the community.

Policy B.3.4 Minimize the impact of noise by incorporating noise attenuation measures into the design of new developments.

Policy B.3.5 Continue to regulate, whenever feasible, construction and other temporary noise sources.

Hazardous Materials

Objective B.4 ***Protect life and property from the potential detrimental effects (short-and long-term) of the transportation, storage, treatment, and disposal of hazardous materials and wastes in the City.***

Policy B.4.1 Provide for the management of household hazardous waste generated in the City through implementation of the programs and policies outlined in the City's Household Hazardous Waste Element.

Policy B.4.2 Coordinate with Los Angeles County in the development of measures to identify, monitor, and manage hazardous wastes generated, used, recycled, or transported within or through the City.

Electromagnetic Field Generation

Objective B.5 ***Protect residents from the known level of hazards related to electromagnetic fields which are generated in the City.***

Policy B.5.1 Minimize the exposure of residents to electromagnetic fields generated within the City by adopting a policy of prudent avoidance for all new development.

Table III-1
Interior/Exterior Noise Level Standards -- Mobile Noise Sources

Categories	Uses	Interior[1]	Exterior[2]
Residential	Houses, townhomes, condominiums, apartments, mobile homes	45	60[3]
Commercial	Hotel, motel, lodging	45	60[3]
	Commercial retail, bank, restaurant	50	NA
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	NA
Institutional/Public	Hospital, nursing home, school classroom, church, library	45	65
Open Space	Park	NA	65

Source: City of Pico Rivera, 1993

[1] Indoor environment excluding: bathrooms, kitchens, toilets, closets, and corridors.

[2] Outdoor environments limited to:

private yards of single dwellings;
apartment private patios or balconies;
mobile home parks;
hospital/office building patios;
park picnic areas;
school playgrounds; and
hotel and motel recreation areas.

[3] An exterior noise level of up to 65 dBA (or CNEL) will be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dBA Ldn (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level will necessitate the use of air conditioning or mechanical ventilation.

Emergency Preparedness

Objective B.6 ***Provide and maintain a coordinated and interjurisdictional emergency preparedness program which can respond to a variety of local and regional emergency situations.***

Policy B.6.1 Continue to coordinate with the City's public service agencies, State and County agencies, and other neighboring jurisdictions in developing a regional system to respond to daily emergencies and major catastrophes.

IMPLEMENTATION & MONITORING PROGRAM

Community Development
- Land Use
- Housing

Municipal Facilities and Services
- Circulation
- Community Facilities

Environmental Management
- Environmental Resources
- Environmental Hazards

Implementation and Monitoring Program

Environmental Impact Report
- Introduction
- Executive Summary
- Project Description
- Environmental Analysis
- Alternatives to the Proposed Project
- Cumulative Impacts
- Growth Inducing Impacts
- Significant Irreversible Environmental Changes
- Short Term Impacts Versus Long Term Productivity
- Summary of Environmental Effects
- Information Sources

IV. Implementation/Monitoring Program

A. INTRO-DUCTION

Purpose

The Implementation and Monitoring Program has been developed in response to California Environmental Quality Act requirements to actively monitor the mitigation measures in the General Plan Environmental Impact Report. Since the General Plan policies act as environmental mitigation measures, they must be reviewed periodically to ensure that General Plan programs to reduce the environmental impacts from the development of the City are undertaken.

The Pico Rivera General Plan Implementation and Monitoring Program is the City's blueprint for action. As such, it outlines specific tools for transforming the existing City into a reflection of the community's vision of itself. The Implementation and Monitoring Program includes a listing of the specific programs to be undertaken to implement the goals, objectives and policies of the General Plan. The Implementation and Monitoring Program is divided into the six sections described below.

Responsibility

The City Manager's office, shall be the lead coordinating authority for all programs listed in the General Plan Implementation and Monitoring Program and shall assign responsibility to City departments as appropriate.

- **Development Review Program** -- lists specific actions which will be implemented as part of the City's project review process. An introductory paragraph will identify the agency responsible for implementing the action programs and the funding sources. In general, these programs will be instituted upon adoption of the General Plan, and will be ongoing throughout the life of the General Plan.

- **Special Studies and Programs** -- are specific measures that the community intends to implement. Because they include both short- and long-range activities, as well as ongoing programs, these special studies will be implemented over the life of the General Plan. Priorities will be assigned upon adoption of the General Plan and will be coordinated with the City's budget and capital improvements program using the system described below.

Priority One	Mandatory program to be initiated within one year of adoption
Priority Two	Initiate within the next fiscal year.
Priority Three	Initiate within the next five years, in conjunction with the capital improvements program.
Priority Four	Initiation not expected within the next five years.

Each year, as part of the General Plan Review and Update, the City Council will be asked to review the list of special studies and to re-prioritize them based on the system described above. Upon completion of the individual special studies, specific implementation programs may be adopted as appropriate.

- **Image Enhancement Program** -- contains a design program to enhance and maintain the City's physical image. An introductory paragraph will identify the agency responsible for implementing the action programs and the funding sources. A portion of this program will be instituted upon adoption of the General Plan, and will be implemented as part of the development review process throughout the life of the General Plan. Other portions of this program will be implemented as part of special studies and programs.

- **Housing Improvement Program** -- includes the implementation measures of the Pico Rivera General Plan Housing Element.

- **General Plan Review and Update** -- is an annual review and evaluation of how well the General Plan is actually working pursuant to the requirements of Government Code Section 65400 (b). It also provides the City Council with the chance to re-prioritize General Plan implementation measures, eliminating those which have been completed or have proven ineffective, and directing staff to explore new techniques for implementing the community's goals, objectives and policies. The General Plan Annual Review will be the responsibility of the Community Development Department, and will be funded by the Department budget.

- **Inter-Agency Coordination** -- are strategies which involve working with other jurisdictions to implement the goals, objectives, and policies of the Pico Rivera General Plan Policy Statement. In many cases, the City is currently working with these agencies, and the strategy is a continuation of existing programs. An introductory paragraph will identify the agency responsible for implementing the action programs and the funding sources. In general, these programs will be instituted upon adoption of the General Plan, and will be ongoing throughout the life of the General Plan.

Working within the categories listed above, the Pico Rivera Implementation and Monitoring Program describes specific techniques for implementing the goals and policies of the General Plan and for monitoring the mitigation measures related to the General Plan EIR.

B. DEVELOPMENT REVIEW PROGRAM

Responsibility and Funding

The Development Review Program will be implemented by the Community Development Department, and will be funded primarily by development review fees through the Department budget.

Land Use Actions

1. Approve development requests only if the following findings can be made:

   - the proposed land use is consistent with the Pico Rivera General Plan Land Use Map and the intensity standards outlined in the Land Use Element;
   - the proposed development is compatible with the characteristics of the surrounding neighborhood in terms of density, height, and scale;
   - the proposed project design is consistent with the principles of the Pico Rivera General Plan Image Enhancement Program;
   - the proposed development will positively contribute to the image of Pico Rivera as a community which protects its residential neighborhoods;
   - the proposed project is consistent with General Plan policies and the Pico Rivera General Plan Development Review Program.

2. Require proposed developments to integrate transition and buffering concepts into the overall design of the project by ensuring that the following issues are addressed.

   - The proposed project integrates concepts which are designed to protect the adjacent residential neighborhoods from encroachment of other incompatible uses.
   - Other than what has initially been proposed, alternative buffering concepts have been examined as part of the project.
   - The character of surrounding land uses will not appreciably change once the development is completed.

3. Require that residential infill development fit the character of the surrounding neighborhood. Special attention should be given to land uses which are allowed to transition to higher density residential uses in order that the residential character of the area is not compromised. If surrounding uses do not conform to existing General Plan Land Use designation, the infill development will need to be consistent with the general transition and buffering concepts outlined in the General Plan Image Enhancement Program.

4. Encourage the use of Specific Plan designations and Planned Unit Development zoning for new residential projects to permit greater densities than would be allowed in traditional zoning districts. Use the Planned Unit Development category to encourage the use of innovative site design to provide enhanced project amenities, such as:

   - private and semi-private open space;
   - private and semi-private recreational areas; and
   - clustered development.

5. Require that, wherever possible, transitions from commercial to residential land uses occur at rear property lines with the commercial center's loading and trash areas at the side or interior of the commercial parcel. Should the concept of opening up commercial centers with pedestrian connections from adjacent neighborhoods be used, ensure that loading and trash areas are concealed by architectural amenities within the commercial parcel.

6. Where new land uses create abrupt transitions or existing incompatible uses are present, require that buffers be installed using one or a combination of the concepts described in the Image Enhancement Program.

7. Require that new commercial and industrial development projects provide public and worker amenities which are both aesthetic and functional. Encourage designs which include:

   - shaded seating areas;
   - public art; and
   - public gathering areas.

8. Ensure that public facilities are located and maintained consistent with expectations placed on private development.

9. Ensure that development proposals are assessed as to their relationship of regional plans and policies.

Circulation Actions

10. Require improvement and dedication of necessary on-site and off-site rights-of-way which are consistent with General Plan classification standards and applicable City ordinances. In addition, ensure that all future development uses the ultimate established right-of-way for required setbacks.

11. Where there is the potential for a significant impact on circulation facilities, require that a traffic study be prepared to determine the specific levels of impacts that might result, and to identify necessary mitigation measures.

12. Require that the improvements be made as necessary to ensure that the roadway performance standards outlined in the General Plan Circulation policies are met or exceeded (mid-block level of service C or intersection level of service D). In meeting these standards, the City will thus be consistent with the level of service standard (E or F, depending on the levels of service existing on the roadway) established in the Los Angeles County Congestion Management Plan. If, due to unforeseen circumstances, the City is unable to meet the level of service standards in the Congestion Management Plan, then annual deficiency plans that are consistent with the procedures and requirements outlined in the Congestion Management Plan will be prepared.

13. Continue implementation of State environmental requirements mandated by the California Environmental Quality Act (CEQA) to mitigate, to the extent feasible, significant environmental impacts associated with traffic and circulation improvements.

14. In coordination with the development of City guidelines for the implementation of CEQA, incorporate a Land Use Analysis Program section which is consistent with the methodology outlined in the Los Angeles County Congestion Management Plan. Upon completion, submit a copy of the guidelines to the MTA for review and comment.

15. In coordination with the Los Angeles County Congestion Management Plan, ensure that new developments along major streets make adequate provisions for existing and future bus stop and turnout areas by coordinating review of projects with the Montebello Bus Lines and the MTA.

16. Require that appropriate elements of the General Plan Trails Master Plan be incorporated into the design of new developments throughout the City (see Municipal Facilities and Services, Figure II-2 for Trails Master Plan).

17. Require ramps and other design features which comply with Federal and State regulations regarding transportation accessibility for the disabled in new developments, and, where practical, construct these facilities in existing developments.

18. Require implementation of appropriate City adopted transportation demand management programs for new commercial and industrial development.

19. Review individual development projects to ensure that parking areas are designed to:

- be attractive and safe;
- balance police surveillance needs with the desire to enhance the City's overall image and aesthetic beauty;
- integrate reciprocal access and parking agreements as a means of facilitating movement between adjacent commercial uses without impacting adjacent roadways; and
- include well defined pedestrian connections from buildings to parking areas and public sidewalks, and where appropriate, adjacent neighborhoods.

20. Ensure that new development respects easements for existing pipes and utility lines, by requiring that such facilities be shown on all proposed project plans and diagrams.

21. Coordinate with the Public Works Department to ensure that new projects participate in City plans and programs for the undergrounding of utilities.

22. Analyze on-site and off-site truck circulation within industrial developments to ensure that projects provide adequate areas for trucks to park, maneuver, and unload.

23. As a condition of approval for new uses, or the rehabilitation of existing uses along major commercial and industrial street classifications, require the acquisition and/or granting of reciprocal access and parking agreements where appropriate as a means of facilitating on-site movement between adjacent uses.

24. In coordination with Special Studies and Programs Circulation Action 15, ensure that all projects along Passons Boulevard between Whittier Boulevard and Slauson Avenue implement all feasible measures to reduce traffic congestion within the existing master planned right-of-way prior to any consideration of street widening which could have a detrimental impact on the adjacent existing neighborhood.

Community Facilities Actions

25. In cases where existing school capacity does not exist to support new development, require applicants coordinate with affected school district(s) to identify appropriate funding mechanisms permitted by law so as to ensure the availability of adequate facilities to support project development.

26. Through the development review process, encourage that new development consider the defensible space concepts outlined in Figure IV-1 in new project designs.

Figure IV-1
Defensible Space Concepts

One method of crime prevention is to incorporate safety into the design of new construction. This concept is commonly known as "design for defensible space." Examples of design elements which can be used to achieve a safer, more defensible project include the following.

Residential

- Easily visible streets and street names, entrances, and house numbers
- Avoidance of flag lots
- Well-lighted and visible stairs in apartment projects
- A visually well-defined separation between public and private spaces
- Placement of windows and landscaping to facilitate surveillance of yards, corridors, entrances, parking areas, streets, and other public and semi-public spaces
- Landscaping which permits surveillance and limits places for concealment
- Maximum use of cul-de-sacs and minimum number of through streets as a means of facilitating surveillance by neighbors

Business

- Landscaping, and location of buildings and walls which facilitates surveillance from the street and neighboring properties, and which limits places for concealment
- Provision of easy access for emergency vehicles
- Limited access to buildings or building groups
- Elimination of exterior access to roofs by features such as flag poles
- Easily visible street names and addresses
- Limitation of promotional window signs which restrict views to interiors of storefronts

Recreation Areas

- Adequate night lighting
- Design which facilitates surveillance from streets and nearby buildings
- Location of park buildings and high use activity areas near streets

Source: City of Pico Rivera, 1993.

27. Require that new developments be responsible for providing the necessary facilities and services commensurate to the project impact by utilizing the criteria described in Table II-6 of the Community Facilities Element to determine the adequacy of public services and facilities.

In the event that the public service performance criteria are not being met, the following conditions shall apply.

- Where the performance criteria are not being met due to needs created by existing development, the City Council shall determine the nature and geographic extent of the deficiency, and establish a Public Facilities Improvement Target Area.

- The City shall consider in the adoption of its Capital Improvement Plan a program to ensure the facilities within the Public Facilities Improvement Target Area will meet the established criteria at the earliest possible date.

- In instances where the performance criteria are being exceeded prior to approval of a proposed development as the result of existing development, require that the proposed development provide such facilities as are necessary to ensure that performance criteria are met for new public facilities and services provided to the development, and that existing public services and facilities are not further downgraded.

28. Permit the construction of interim public facilities to serve new development only when it is found that development of interim facilities will not impair the financing or development of master planned facilities. Where new development is permitted to construct interim facilities, provide credit against Development Impact Fees only to the extent that the interim facilities will result in a cost savings for master planned facilities.

Environmental Resource Actions

29. Review individual development proposals for consistency with the guidelines and short- and long-term air quality management actions or the approved air quality management strategy (see Environmental Resource Action no. C-39) adopted by the City.

30. Require that all new development proposals that are expected to contain sensitive receptors (young children, hospital patients, convalescents, and the elderly) conduct an air quality analysis to ensure that such development is not located within one-quarter mile of a potential toxic or carbon monoxide "hotspot."

31. Require that all new development proposals that have the potential to emit air toxics include, if determined necessary through early consultation with the SCAQMD, complete a health risk assessment.

32. As part of development review conduct an initial screening for the concentrations of carbon monoxide, and if such screening indicates that based on AQMD daily thresholds of potential significance for air quality a carbon monoxide hotspot could develop, require that the project proponent submit additional carbon monoxide modelling and mitigation be provided to ensure that State one-hour and eight-hour standards are not exceeded.

33. Require new commercial, industrial, and multiple family developments to comply with requirements of the City's water efficient landscape ordinance.

34. Where reclaimed water is or can be made available to a public facility, school, park, commercial, or industrial development project site within five years of development approval, encourage that the applicant coordinate with the Central Basin Municipal Water District and install a reclaimed water system for irrigation and, if applicable, industrial process purposes.

35. Require that all new developments incorporate appropriate soil and wind erosion control measures into applicable development plans.

36. In accordance with the State of California Department of Conservation, Division of Oil Gas and Geothermal Resources, require that all abandoned wells be identified, located and maintained in a safe condition during and after project construction.

37. Ensure that all new developments meet or exceed the State's Title 24 energy conservation requirements.

38. Require that new development integrate applicable policies and programs of the City's Source Reduction and Recycling Element into project design and operations.

Environmental Hazards Actions

39. Require that new developments comply with the most recent Uniform Building Code seismic design standards and supplemental design requirements.

40. Require site-specific analysis of soils and other conditions which might effect the severity of onsite impacts from seismic and geologic events, along with implementation of the results of such investigations.

41. Require construction and dedication of flood control facilities consistent with the City's master plan of drainage.

42. Analyze proposed site designs to ensure that potential noise impacts are minimized. Techniques to be considered include the following;

- use of building setbacks to increase the distance between the noise source and receiver;

- location of uses which are compatible with higher noise levels adjacent to noise generators, thus allowing uses that are not sensitive to high noise levels to act as a buffer;
- placement of noise tolerant land uses, such as parking areas, between the noise source and the receiver;
- clustering of buildings to shield noise sensitive areas and uses;
- placement of noise tolerant structures such as garages or carports to shield noise-sensitive areas; and
- installation of dual pane windows, vent baffles, and other sound attenuation devices in noise sensitive buildings.

43. Ensure that new commercial and industrial activities (including the placement of mechanical equipment) are designed so that activities comply with the maximum noise level standards at the property line, thereby minimizing impacts on adjacent uses.

44. Require noise analyses to be prepared by an acoustical expert on the following types of projects and require implementation of recommendations for mitigating potential noise impacts:

- projects located in close proximity to noise sensitive land uses or roadways as per Figure IV-2.
- projects located in close proximity to land which is planned for noise sensitive uses; or
- projects which could violate the noise provisions of General Plan.

45. When necessary, require the use of noise barriers (walls, berms, or a combination thereof) to reduce significant noise impacts. To be effective as a sound attenuation measure, barriers should meet the following criteria, as determined by an acoustical report and noise study analysis.

- Noise barriers must be adequate enough to prevent significant noise transmission and high enough to shield the receiver from the noise source.
- Noise barriers must be carefully constructed so that there are no cracks or openings.
- Noise barriers must interrupt the line-of-sight between the noise source and the noise receiver.
- The effects of flanking should be minimized by bending the barrier back from the noise source at the end of the barrier. (Flanking is a term used to describe the manner by which the performance of a noise barrier is compromised by noise passing around the end of the barrier.)
- Landscaping treatment shall be provided in conjunction with noise barriers to provide visual relief and to reduce aesthetic impacts

46. As a condition of approval, limit construction activities adjacent to existing noise-sensitive uses to daylight hours except in emergency situations.

47. Ensure compliance with applicable laws regarding the transportation and storage of hazardous waste and compliance with appropriate procedures for notification of the Los Angeles County Fire Department.

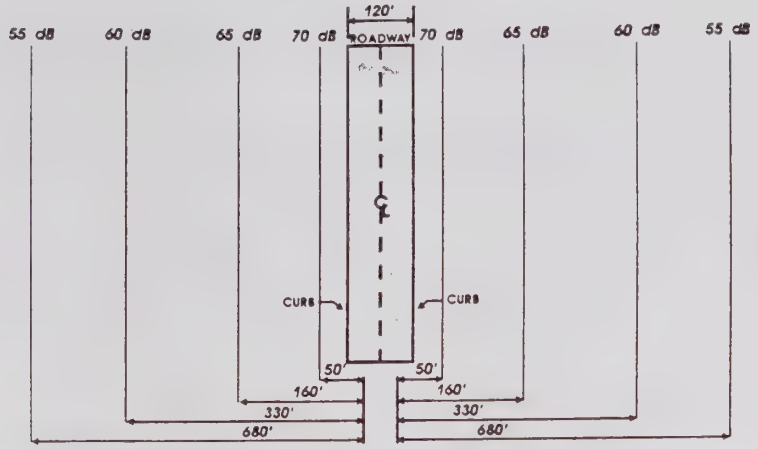
48. Until such time as irrefutable evidence is presented which establishes exposure to electromagnetic fields as a known health risk, ensure that new development minimize potential risks by either:

- requiring new residential developments which are adjacent to power transmission easements or facilities to inform future residents of the location of such facilities in relationship to the individual housing unit, and any substantiated risks associated with exposure to electromagnetic field generation; or

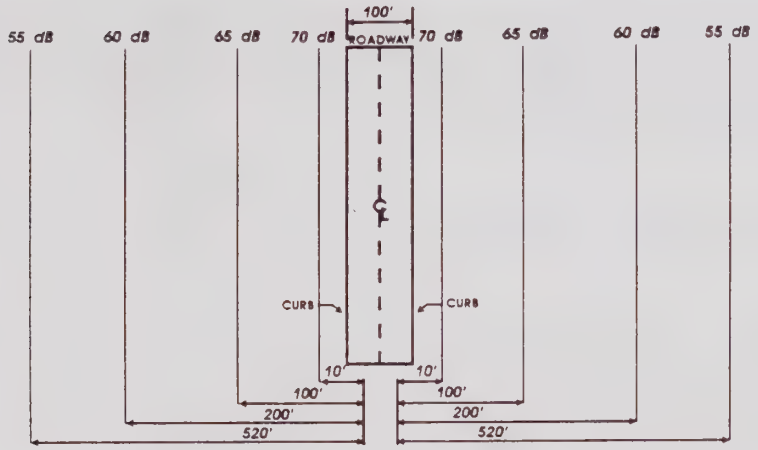
- restricting development to manufactured housing restricted to senior citizens residents.

49. Coordinate with local emergency agencies to ensure that new development does not create significant adverse impacts to City-designated evacuation routes.

Figure IV-2
Typical Noise Contours

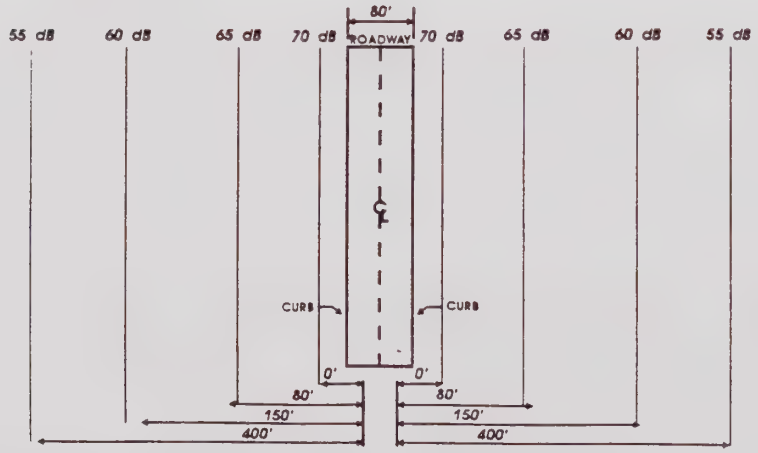


MAJOR HIGHWAY



TRAFFIC FLOW PARAMETERS	
DAY NIGHT SPLIT:	87%-13%
PERCENT HEAVY TRUCKS:	4%
TYPICAL SPEEDS:	35-45 MPH
ROADWAY CONFIGURATION:	2 OR 4 LANES

SECONDARY ROADWAY



COLLECTOR ROADWAY

Note: Distance to noise contours in feet are measured from center of outermost traffic lane.

Source: Office of Noise Control, State Department of Health, 1975.

C. SPECIAL STUDIES AND PROGRAMS

Responsibility and Funding

Upon adoption of the General Plan, the City Council will be asked to review the list of special studies presented in this section, and to prioritize these studies, assigning responsibility for implementation of each task as follows:

Priority One	Mandatory program to be initiated within one year of adoption.
Priority Two	Initiate within the next fiscal year.
Priority Three	Initiate within the next five years, in conjunction with the capital improvements program.
Priority Four	Initiation not expected within the next five years.

Each year, as part of the General Plan Review and Update, the City Council will asked to reprioritize the list of special studies. Upon completion of the individual special studies, specific implementation programs may be adopted as appropriate. In addition new studies which meet the policies of the General Plan may be added to the list as appropriate.

Funding sources for each action are to be assigned annually as part of General Plan Review and Update and City budget process, to ensure funding and staff resource availability.

Land Use Actions

1. Amend the zoning ordinance and zoning map as appropriate to include a Public zoning classification and provisions for the adoption and development of Specific Plan areas consistent with those designations presented in Table I-1.

2. Conduct corridor studies along the City's major arterial network that direct General Plan and redevelopment efforts to improve the appearance of major roadways in the City, while supporting the commercial and residential aspects of the areas. Each study would include, at a minimum, the following components.

   - **Goals, Objectives, and Policies:** The goals, objectives, and policies would specify what the study is designed to accomplish and establish a framework of policies for how specific goals and objectives will be achieved.

   - **Study Components:** The study shall include the following components, in order to form the framework of the Pico Rivera Corridor Study:

- conceptual land use plans for specific and unique locations where underutilized parcels could be upgraded.

- a Community Design Plan which would detail various image enhancement elements, including gateway and entry treatments;

- Community Design Guidelines which provide specific design guidelines related to architectural imagery, landscaping, and site planning; and

- Circulation Enhancement Techniques which offer examples for improvements to traffic flow and organization along the corridor.

- **Implementation Strategies:** The study shall include a description of the strategies related to the implementation of the study, appropriate development regulations, financing programs, and schedule of priorities.

3. Investigate the feasibility of initiating an "art in public places" program which promotes the placement of art in public areas such as parks, plazas, and public and private facilities. Potential funding sources include:

   - adding a one percent (1%) "public arts fee" to specified projects;

   - requiring that all new development provide public art or pay in-lieu fees; or

   - establishing a special set-aside for public art from redevelopment tax increments.

4. Conduct a study to evaluate the use of Development Review Fees to finance the review and future updates of the General Plan.

5. Develop and maintain a booklet summarizing the rules pertaining to the most common types of residential development and rehabilitation. Ensure that the information:

   - is written in both English and Spanish;

   - can be clearly understood by neighborhood residents and homeowners;

   - provides illustrated examples of typical general plan and zoning development requirements, such as density, setbacks, and the like;

   - provides a step-by-step guide to obtaining required City approvals, including the names and telephone numbers of City departments which are responsible for each type of approval; and

   - includes a listing of available City programs designed to assist residents to plan, build, and finance home improvements.

Ensure that copies of the booklet are available to be purchased by the public at City Hall, and available for review at public libraries, Pico Rivera Senior Center, and Community Centers.

6. Periodically, reserve a special section of the City newsletter to include information which answers typically asked questions regarding residential improvements. Include articles which provide "how to" direction for homeowners wishing to improve their homes.

7. Initiate a specific plan for the area along the west side of Rosemead Boulevard between Gallatin Road and Beverly Boulevard. In coordination with property owners, develop and implement a commercial/office development plan which includes, at a minimum, the following:

   - land uses which are consistent with those designated in the General Plan;
   - provisions for the ultimate closure of alley access to residential uses;
   - development of a parking lot to be used by specific plan area businesses;
   - adoption of flexible parking standards as an incentive for property owner participation;
   - buffering and transition requirements which protect houses to the west of the plan from development impacts;
   - the establishment of a 10-year amortization period for nonconforming uses within the specific plan area;
   - criteria and incentives for building maintenance and facade improvements;
   - an owner participation program; and
   - a financing program which includes a combination of redevelopment and assessment district techniques to ensure the successful implementation of the plan.

8. Review other locations where successful components of the above described program could be used to improve the viability of commercial and industrial businesses in the City. Develop and implement such programs where appropriate and feasible.

9. As part of the City's Business Enhancement and Retention programs, work with existing businesses to identify underutilized on-site areas which could be consolidated to allow for more intensive use of the property. Identify one area of the City to be used as a pilot project to demonstrate the value of such a program.

10. Facilitate the development of industrial projects which provide greater job opportunities for residents of Pico Rivera by providing financial, processing, and negotiation assistance.

11. Develop and implement a program which would allow industrial business owners to do a "self assessment" of the property's ability to support additional uses while remaining in conformance with existing standards. As a follow-up activity, provide information which specifies what would be necessary in terms of City fees and processing to maximize the use of the property.

12. Coordinate with appropriate public agencies to prepare and maintain comprehensive listing of all sites owned by City, County and Federal agencies; local school districts, public utilities; and other quasi-public agencies. Include an analysis of the opportunities and constraints of using such sites for other public and private uses.

13. Require annexation proposals to demonstrate that they will generate sufficient revenues to finance, maintain and operate facilities and services which would be required.

Circulation Actions

14. Monitor existing levels of traffic service within the City to identify roadway segments and intersections where unacceptable traffic levels exist, and to identify mitigation measures.

15. As a technique to protect existing neighborhoods, consider the following alternative methods of increasing roadway capacity where roadways cannot be widened to their full master planned width because existing development or other physical constraints which prohibit acquisition of full right-of-way:

- reducing or eliminating on-street parking all day or during peak traffic hours;
- developing protected bus turnouts and bus drop-off-points at major commercial and industrial and residential sites;
- using alternative lane widths and special striping to create additional travel lanes;
- reducing the number of collector street access points;
- regulating the location of left-hand turns;
- providing acceleration and deceleration lanes at major new drive entries;
- providing protected right-hand and left-hand turn pockets;

- encouraging major employers and El Rancho High School to adopt staggered schedules for arrivals and departures; and

- providing synchronization of signals along major streets.

16. Amend the Zoning ordinance to standardize rural roadway development standards for areas designated as Rural Residential on the General Plan/Zoning Map, to provide a safe circulation system for automobiles, pedestrians and horses without sacrificing the rural character of the neighborhood.

17. In coordination with Caltrans, and in conjunction with the City's annual budget and Capital Improvements Program, fund and implement the following improvements to the City's roadway network in an effort to improve existing peak hour performance at selected intersections throughout the City:

    - **Rosemead Boulevard/Beverly Boulevard** -- provide an additional eastbound right turn lane onto Beverly Boulevard;

    - **Rosemead Boulevard/Whittier Boulevard** -- provide an additional second southbound left turn lane onto Rosemead Boulevard;

    - **Rosemead Boulevard/Washington Boulevard** -- provide an additional second westbound left turn lane and a westbound right turn lane onto Washington Boulevard;

    - **Rosemead Boulevard/Slauson Avenue** -- provide an additional second westbound left turn lane and a westbound right turn lane onto Slauson Avenue; and

    - **Rosemead Boulevard/Telegraph Road** -- provide an additional second westbound left turn lane and an eastbound right turn lane onto Telegraph Road.

18. Investigate the closure of selected neighborhood streets where such actions would:

    - improve through circulation on major roadways;

    - reduce through traffic on neighborhood streets; and

    - respect existing pedestrian connections from residential to commercial uses.

19. Revise the zoning ordinance to require certain commercial and industrial developments to provide secure bicycle storage space for both patrons and employees.

20. Promote the development of a pilot transportation program which would provide incentives for City employees to participate in commuting alternatives such as:

    - a ride-matching program;
    - car/van/bus pools;
    - employee telecommuting;
    - public transit, walking, bicycling; and
    - alternative work schedules.

21. Promote and participate in educational safety programs established by the Metropolitan Transportation Authority for Metrolink rail lines which run through the City. Using information gathered as part of this program, expand discussions to include rail right-of-way safety throughout all parts of the City.

22. Using the information generated in the General Plan Review, and Update Program for Circulation actions conduct a study to evaluate the distribution of available on-and off-street parking in and along commercial and industrial streets in the City, and identify actions, such as the following, that could be taken to improve parking throughout the City.

    - Amend the zoning ordinance to allow for the creation of a variable parking district overlay which would allow for variation in the number, size, and location of parking facilities in specific locations in the City.
    - In cooperation with business owners, designate parking districts which would allow for the private financing and development of shared parking lots near participating businesses.
    - In cooperation with business owners, develop a commercial parking lot consolidation program which:
        - provides for shared parking lots;
        - eliminates duplication of driveway access to adjacent parking facilities;
        - eliminates screening walls between parking lots which serve compatible uses;
        - makes improvements which benefit the overall parking lot circulation;
        - provides incentives to participating businesses;
        - explores the option of closing streets in commercial areas; and
        - establishes a workable funding program.

23. Conduct a study examining the interface between truck routes, the roadway network, and adjacent land uses and make recommendations to industrial businesses which are adjacent to residential neighborhoods as to the least intrusive way to designated truck routes.

24. Provide information to businesses throughout the City depicting the designated truck routes that can safely accommodate truck travel while minimizing impacts on local traffic and neighborhoods.

25. Review the zoning ordinance to evaluate the appropriateness of current standards for truck parking and loading facilities.

26. Periodically publish articles highlighting City circulation improvements and programs including:

- current and planned public street improvement projects;
- local and regional transit agencies plans and programs; and
- City transportation pilot programs.

27. Review and where appropriate develop road section standards consistent with General Plan policy.

28. Establish a private street conversion program to require private streets be upgraded prior to or concurrent with acceptance as a public streets.

29. Establish a trails construction and maintenance program which implements the City's Master Plan of Trails (General Plan Figure II-2). This program shall ensure that new trails are constructed in the City, and maintenance is provided for all new and existing City trails.

Community Facilities Actions

30. Establish and implement a "Citizen Support" program which implements the following program components:

- **Friend at City Hall:** This component of the Citizen Support program would involve the creation a City Hall volunteer position who would be available to greet visitors, answer initial questions, provide general information to the public, and provided application assistance with City forms and procedures. It is anticipated that this service would be offered in both English and Spanish.
- **Community Outreach:** This component would establish a citizen outreach program to inform the public of services offered at City Hall. It is envisioned that City staff would be encouraged to participate in ongoing community relations by becoming involved in speakers forums, round table discussions, City videos, and community group and school presentations.

- **"Back to City Hall" Night:** In cooperation with the local school district, the City would develop educational materials to support an elementary Civic and Community teaching unit to be used at a predetermined time in the curriculum. As the culmination of the unit, children and their parents would be invited to a "Back to City Hall" open house with activities designed make children and their parents more aware of City programs and services.

31. Initiate a study of the public portions of City Hall and make any appropriate physical improvements that would create a feeling of public accessibility. Such improvements could include:

    - lowering public counter heights and providing chairs for applicants to sit in while processing applications;
    - locating frequently used information in convenient locations, in plain view of the public;
    - placing a map table near the public counter which is wide and deep enough to examine plans and drawings; and
    - providing a space at which public documents, such as the General Plan and Zoning ordinance, could be reviewed by the public unattended.

32. Investigate the possibility of the joint development of a subregional cultural center, such as a performing arts center or cultural museum within the area.

33. Continue to use a portion of the *Pico Rivera Profile* newsletter to promote park and recreation activities and programs.

34. Prepare and adopt a Master Plan of Parks and Recreation which implements the steps outlined in Table IV-1 below.

Table IV-1
Steps in the Development of a Parks Master Plan

Step		General Plan	Future Park Master Plan and Development Program
1.	Needs Identification	The general needs are included.	Specific needs and desires of each neighborhood will be established through interviews and community needs assessment survey. Willingness for community financial participation determined.
2.	Park Development and Location Standards	General Park Standards have been included.	Updated construction and rehabilitation standards will be developed to support fee structures. Assessment and establishment of detailed service areas.
3.	Financing Methods	Policy direction is included.	All financing methods explored and matched to existing and proposed sites.
4.	Implementation	Policy direction is included.	Effort by City staff and local community will be the key to the program success.

Source: City of Pico Rivera, 1993.

35. Using the framework described in Table IV-2, develop an infrastructure review and reporting system as part of the implementation of State law and the ongoing Capital Improvement Program to monitor the capacity of existing facilities in order to ensure that a proposed development does not overwhelm the existing facilities.

Table IV-2
Infrastructure Review and Reporting System Framework

Public Facility Assessment Reporting System
• Develop a system to collect, analyze and monitor information regarding capital projects.
• Identify and understand the demands for services that will be placed on the local jurisdiction by regional demographic and economic changes.
• Monitor the progress of current local development projects, and ensure that public services and facilities plans, as well as their forecasts and funding mechanisms, reflect changing conditions.
Capital Improvement Program
• Identify and rank capital improvements which will be needed in the near to mid-term future; at a minimum, program major capital improvements on a seven-year basis.
• Consider the effects of new capital contributions on operating costs and revenues.
• Determine the ways in which available resources can be used to meet the high priority needs.
• Schedule the funding and implementation of capital projects.

Source: City of Pico Rivera, 1993.

36. Continue to support the efforts of public utilities that provide safety information to contractors and the general public by coordinating with local utilities to take advantage of existing utility public relation programs and:

    - provide feature articles in the *Pico Rivera Profile* newsletter concerning safety around public utilities;
    - coordinate public utility sponsored safety presentations and demonstrations; and
    - provide public utility sponsored public safety handouts at City buildings.

Environmental Resource Actions

37. Reduce the amount of energy consumed by City facilities and operations and assist residents and businesses in reducing their energy consumption by:

    - emphasizing fuel efficiency in the acquisition and use of City-owned vehicles;
    - reducing the amount of vehicle miles traveled by City vehicles;
    - periodically reviewing energy consumption in City buildings and implement programs to reduce energy use; and
    - increase public awareness of energy conservation techniques through the development of handouts, Pico Rivera Profile articles, and other public information programs.

38. Encourage utility companies to display conservation literature at City Hall.

39. Work with local environmental groups, school districts, and County libraries to periodically write articles for the Pico Rivera Profile to be placed in a "Community Conservation Tips" feature which informs residents about what they can do to improve the City's environment. Ensure that information presented is easy to read and understand; promotes practical, non-scientific, inexpensive ideas; and encourages positive community involvement.

40. Using appropriate policies and actions of the South East Los Angeles County Air Quality Consortium Model Element and Air Quality Implementation Program, develop an air quality management program. The air quality management strategy shall use as its air quality achievement target the most current individual trip reduction target for Pico Rivera as put forth by the Los Angeles County Metropolitan Transportation Authority, which at the present time, is the reduction of 1,700 trips overall in 1994. The air quality management strategy shall outline the individual actions, based upon appropriate Local Government Tier I Control Measures, taken to achieve the trip reduction target, including documenting the specific emission reduction efficiency of each action, as outlined in the procedures of the *CEQA Air Quality Handbook* Chapter 11 and/or the Appendices to Chapter 11 (or as revised).

41. In conjunction with Implementation Action no. C-14, where traffic monitoring has indicated an increase in congestion, review these areas for potential exposure of high concentrations of pollutants with respect to existing sensitive receptors (young children, hospital patients, convalescents, and the elderly), and implement any feasible actions to reduce the air pollutant concentrations.

42. Request from SCAQMD on a regular basis, in conjunction with the AB 2588 reporting requirement, a list of the potential toxic "hotspots" located in the City, and copies of the health risk assessments for each emitter, if one has been prepared.

43. Investigate the establishment of a Community Forestry program which:

- sets goals for the protection and preservation of trees in the community;
- establishes specific performance standards for the care and protection of public trees;
- promotes local resident and business involvement; and
- provides the necessary community support for the adoption of a community tree ordinance.

44. Establish and maintain comprehensive City Landscape Guidelines which incorporate:

- code requirements for tree planting;
- water efficient landscape ordinance provisions;
- master plan of street trees; and
- energy efficient landscape techniques.

Environmental Hazards Actions

45. Work with Los Angeles County, the State of California, and other agencies as appropriate to undertake reviews of existing critical and emergency structures for any significant siting, design, or construction problems that would make them vulnerable in an earthquake. Incorporate findings of the review in the City's Multihazard Functional Plan for Emergency Operations, and address long-term programs for facility upgrading or relocation.

46. Direct the Building and Safety Division to monitor availability of new building materials used for earthquake stability and fire resistance and incorporate such materials into plan check comments when applicable.

47. Continue review and amend building and zoning codes, if needed to incorporate the latest seismic safety provisions and standards.

48. Complete the program for upgrading the remaining seismically hazardous (unreinforced masonry) buildings pursuant to the provisions of SB 547.

49. Periodically, include articles in the *Pico Rivera Profile* on emergency preparedness in the event of an earthquake.

50. On a regular basis, continue to review and update the City's Storm Drain Master Plan to ensure that street and storm drain flood control systems be designed to accommodate identified storm flows.

51. Investigate the feasibility of establishing a noise mitigation program along railroad corridors which are adjacent to local neighborhoods which would:

- identify feasible methods of noise buffering along rail lines;
- recommend retrofit options for existing adjacent residential uses; and
- explore available private and public funding options.

52. Monitor Environmental Protection Agency sponsored studies relating to the potential hazardous effects of electromagnetic fields. Make such information available to city residents if requested.

53. Continue to maintain an effective and properly staffed, trained, and equipped emergency operations center (EOC) for receiving emergency calls, providing initial response, providing for key support to major incidents, meeting the demands of automatic and mutual aid programs as well as major incident and disaster operations, and maintaining emergency incident statistical data.

D. IMAGE ENHANCE-MENT PROGRAM

Responsibility and Funding

Responsibility for implementation of the Pico Rivera Image Enhancement Program will be the joint responsibility of the Community Development Department and the Pico Rivera Redevelopment Agency. Those portions of the Image Enhancement Program that provide design guidelines for new development will be the responsibility of the Community Development Department, and will be funded through development review fees. Those portions of the Image Enhancement Program that refer to development of community image enhancement features will be the responsibility of the Redevelopment Agency, and will be funded through tax increments, or other available services.

Program Concept

Development of an overall community structure which recognizes the City's unique opportunity to offer a variety of lifestyles to its residents within distinct community areas while maintaining an overall sense of place and identity as the City of Pico Rivera.

Program Objectives

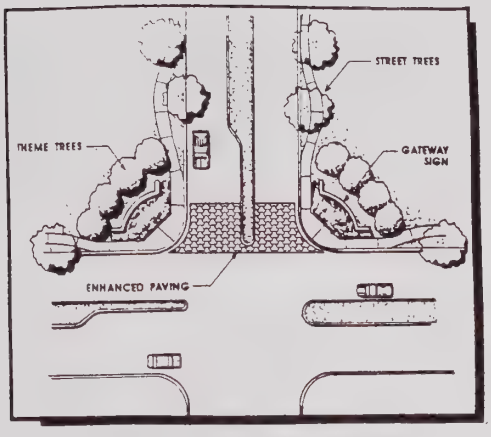
In order to achieve a sense of Community identity throughout the region, the City will need to select a unifying theme or themes which both residents and visitors can identify with the City of Pico Rivera. Generally, Citywide identification and promotion, and neighborhood identification could be used to reinforce the identity of both the City and neighborhood areas.

- Citywide identification and promotion would include the development of a Citywide signage program to take advantage of primary and secondary gateway opportunities. Signage concepts could also include specialized City identification throughout the City as a recurring theme element. Examples of this concept might include using the City identification on all street signs, street furniture, railroad overpasses, public improvement notices, and public facility identification signs (i.e., parks, community centers, fire and police stations, etc.).

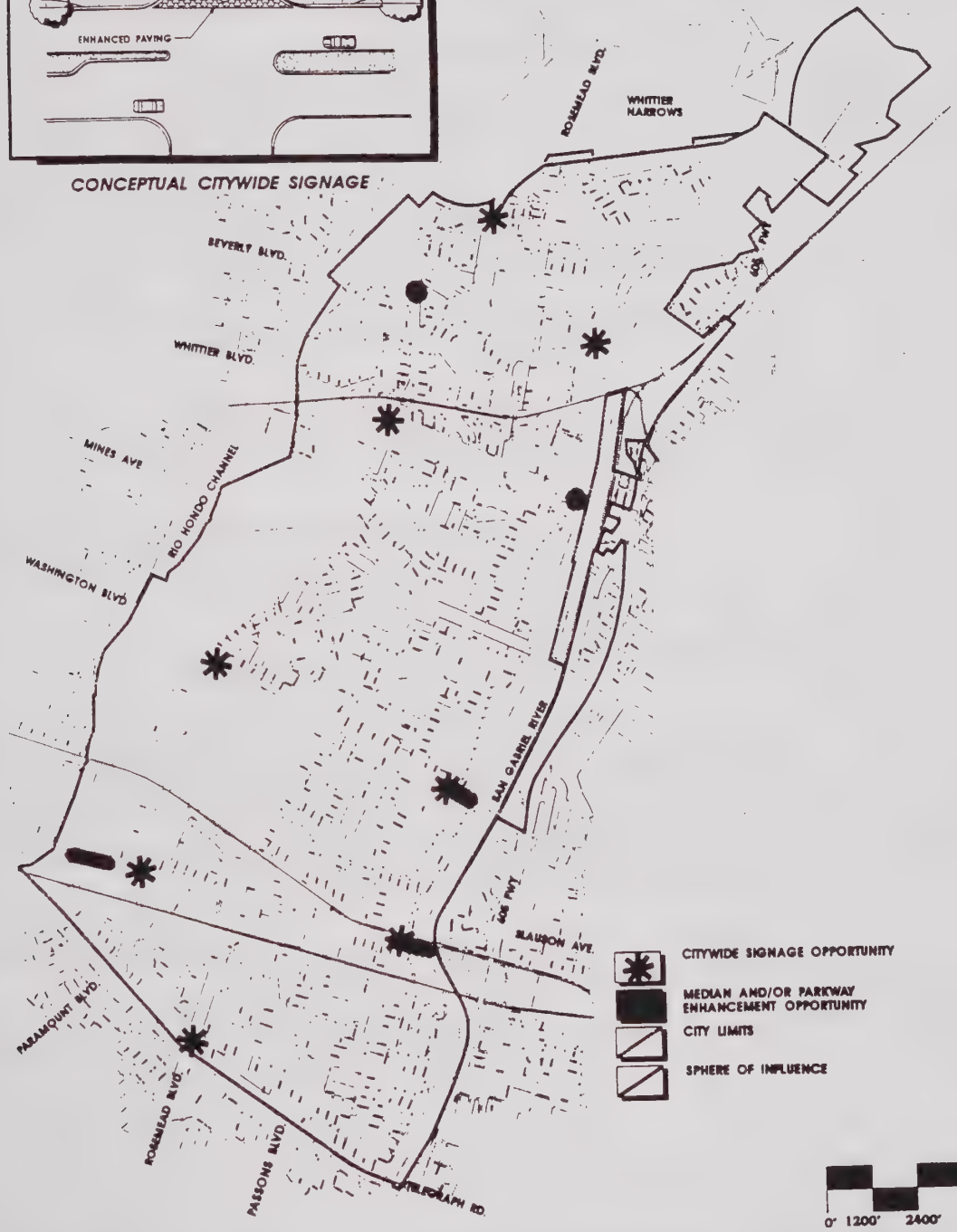
- Using the existing community structure outlined in the General Plan Environmental Baseline Report as a framework, a hierarchy of district and neighborhood signs could be established and used to designate areas throughout the City. Signage at District edges would give residents a sense of arrival in various parts of the City. The identification of neighborhood areas would also help in the creation of a sense of place for residents (see Figure IV-3).

- The City could also establish an "adopt a sign" program in developed residential and commercial areas to offset the initial cost and ongoing maintenance by asking local community groups and businesses to donate time and effort to raise the funds to pay for special neighborhood or area signage in exchange for City Council recognition.

Figure IV-3
Community Signage Opportunities



CONCEPTUAL CITYWIDE SIGNAGE



Community Feature Enhancement Strategies

The enhancement of existing community features which focus on already recognizable elements of the community structure add to the City's image and identity. This concept builds on the idea that these features will set the stage as "anchor image areas" for the rest of the community to follow. In these areas, the City would provide the most focus in developing the full image enhancement potential.

Whittier Narrows Recreation Area

This community feature separates the urban structure of the community from natural features in the Whittier Narrows Recreation Area. The Dam and associated flood control facilities which ring the City function both as a defensive buffers against flood hazards, and as insulation of the City from adjacent outside development. The natural park land and recreation areas upstream of the Dam also add opportunities for a variety of recreation options not found within the City.

Enhancement Objectives: Objectives to enhance the Whittier Narrows Recreation Area include the following.

- Coordinate with Los Angeles County to construct a shared identification monument at the border of the City which would identify both the City and recreation area.

- At Streamland and Bicentennial Parks, provide trailside stops which include information regarding the recreational and trail opportunities are available within the City and the Whittier Narrows Recreation Area.

Rio Hondo and San Gabriel River Channels

The City of Pico Rivera is unique in that it is bordered on both the east and west by open areas used for both flood control and ground water recharge. The Rio Hondo and San Gabriel River Channels provide definite and distinct edges to the community. Since almost the entire City is located below the level of these channel levees, visitors who travel through the area retain a sense of entry, arrival and exit not found in surrounding communities.

Enhancement Objective: Use the Rio Hondo and San Gabriel River Channels to enhance the City's image include the following.

- Take advantage of the existing conditions to establish formal gateways to the City along major streets which cross the river channels.

Whittier Boulevard Corridor

This area functions as both the commercial downtown feature in the community, and major regional access route. Whittier Boulevard also adds a sense of history to the area. This corridor follows the route that was once called El Camino Real, which served as an important link between the California Missions. The area continues to be an important retail corridor for the City. Recently completed redevelopment along most of the Boulevard has been successful in drawing an increase in commercial activity to the area.

Enhancement Objectives: Objectives to be used along the Whittier Boulevard to enhance the City's image include the following.

- Aggressively maintain improvements along Whittier Boulevard and continue to encourage and assist businesses that would like to improve or rehabilitate building facades, while maintaining consistency with established redevelopment guidelines.

- Ensure that residents both to the north and south of the corridor have adequate pedestrian access from their neighborhood to commercial businesses along Whittier Boulevard.

Northrop Industrial Area

This area represents one of the largest single industrial uses in the City. Such an industrial presence in the community could be an asset to the development of the site as an "image anchor" in the southern portion of the City.

Enhancement Objectives:

- Use the presence of the Northrop site as the entrance to the City's southern industrial area by identifying the area with City signage improvements located at the intersection of Washington Boulevard and Paramount Boulevard, Rosemead Boulevard and Slauson Avenue, and along Slauson and the City's western boundary (see Figure IV-3).

- As an enhancement to investment in the area, pilot projects could be undertaken by the City focusing on demonstrating opportunities for the consolidation of parcels, efficient use of underutilized parcels, and simple landscape and facade improvement projects. Such projects should strive to involve the private sector in a public-private partnership, to the extent that this is feasible.

- Develop examples of design concepts in concert with the other corridor studies which promote the development or rehabilitation of buildings within the industrial area, that would create new landmark architectural statements.

Implementation Concepts

As the structure of the community develops, it will be necessary to provide clear guidelines for development. The following discussion frames the basic development concepts which will need to be used to implement the Image Enhancement Program within the entire community.

Neighborhood Planning

Identifying neighborhood planning areas and understanding their individual characteristics, along with the distribution of existing and planned land uses, will serve as the benchmark for future land use decisions. It then can be decided how each neighborhood will fit into the overall structure of the community. This new land use assessment "tool" would fill the gap in the existing land use review hierarchy between general Citywide policies and more specific development proposals.

Specific Plan Development

The use of a comprehensive planned development process, such as a specific plan, provides both the City and property owner the opportunity to establish additional flexibility in the development of standards to match the unique characteristics for a particular site to meet the goals of the General Plan. This type of development could be implemented using Specific Plans, Planned Unit Developments, or other similar mechanisms.

City Sponsored Overlay Plans

In order to accomplish specific components of the Image enhancement Plan, the City may need to establish specialized rules in certain parts of the City. This concept could be used to establish a facade improvement overlay plan, for example, which could ensure that new businesses which start in existing buildings rehabilitate older building fronts along major commercial streets. Another application might be to use such a plan to ensure that opportunities for the installation of a Citywide signage program at the entrances of the community are protected.

Design Guidelines

As a companion document to the General Plan and Zoning code, the City could also develop guidelines that illustrate what the City expects to achieve in the Image Enhancement Program. Such a document could include Citywide landscape palettes, intersection enhancement concept plans, and building facade improvement standards.

Scenic Highway System

The establishment of a scenic highway system could give the City an opportunity to create scenic highway setbacks along designated roadways to both preserve the existing views and enhance urban street amenities. Such setbacks may include vehicle turnouts with interpretive information; bicycle, walking, and equestrian trail alignments and staging/rest areas; enhanced bus stops and benches; or setbacks to enhance and coordinate existing streetscape landscaping themes.

Streets in the study area which are the most likely candidates for designation of scenic highway status include: Paramount Boulevard, Rosemead Boulevard, Whittier Boulevard, and San Gabriel River Parkway, Washington Boulevard, Telegraph Road, and Beverly Boulevard.

Design Guidelines

The purpose of the Development Review Design Guidelines is to provide the public, designers, developers, city staff, and decisionmakers with a menu of suggestions to fulfill the design-related concepts included within the Pico Rivera General Plan. The following suggestions are not intended to be exhaustive, nor are they intended to be rigid requirements to be applied in all circumstances. Rather, their purpose is to suggest possibilities and stimulate creative thought, thereby enhancing the quality of design throughout the City.

The Design Guidelines are also intended to establish controls by which good design is fostered. While the implementation of the guidelines will help to coordinate the image of the City into a cohesive whole, the intent of the guidelines is not to create a "theme" that imposes a single specific design theme throughout the City. They are intended to encourage good design that is compatible with adjacent development without severely restricting the preference of the owners, developers, or designers, or the dictates of economics regarding materials or style.

The Design Guidelines for Development Review establish requirements for new and remodeled construction projects. While in some cases the suggestions are very specific, in other cases they will require interpretation by City staff in cooperation with the project applicant. The information presented in this section is meant to offer suggestions by which quality design can be understood and supported by all concerned.

Site Design

Site Organization

The organization of a project design can have a major influence on overall character of a project. When preparing plans for a new development, it is always best to think of the project as one element in a continuous series of projects. Since the new development is actually being fit into an existing framework comprised of a variety of older development, the following general considerations should influence site layout:

- Placement of buildings should consider the context of the surrounding development, the location of any incompatible land uses, the location of major traffic generators, as well as an analysis of a site's characteristics and particular influences.

- Buildings should be located in a manner that will complement adjacent buildings. Building sites should be developed in a coordinated manner to provide both order and diversity, and avoid a jumbled, confused pattern of development.

- Whenever possible, new commercial buildings should be clustered. This provides opportunities to create plazas or pedestrian malls and prevents long, "barracks-like" rows of buildings. When clustering is impractical, a visual link between separate buildings should be established. This link can be accomplished through the use of an arcade system, trellis, or other open structures, and textures walkways.

- Recognize the importance of spaces between buildings as "outdoor rooms" on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "left over" areas between buildings.

Parking and Circulation

Parking lot design can be a critical factor in the success or failure of commercial and multi-family residential uses in the city. In considering the possibilities for developing a new parking area, the following factors should be analyzed:

- ingress and egress with consideration to possible conflicts with on-street traffic;

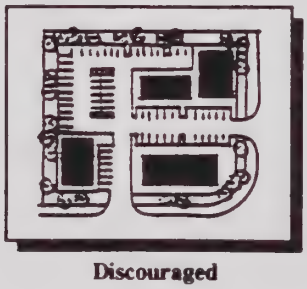
- pedestrian and vehicular conflicts;

- on-site circulation and service vehicle zones; and

- the overall configuration and appearance of the parking area.

Onsite traffic patterns should minimize impacts on surrounding streets and property by integrating the following concepts into project designs.

- In areas of high commercial concentrations and high residential densities, consolidate driveway locations by using shared access and circulation whenever possible.



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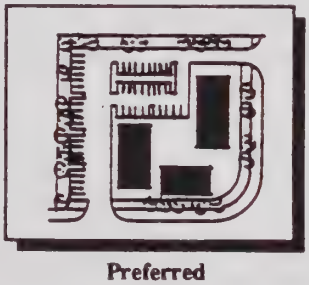


Preferred

- In commercial uses, use internal circulation routes to create reciprocal easements between properties.

- Larger residential multi-building apartment projects should break parking areas into smaller areas which feed off of an internal roadway system. Parking locations should provide logical pedestrian connections to associated units.

- Strive to create on-site circulation systems which are logical and easy to understand from the users' point of view.

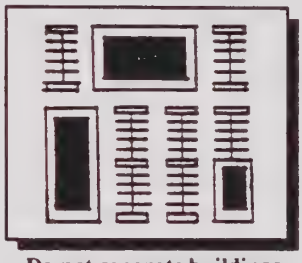
- Parking spaces should be kept away from project entrance points, when applicable.

- Internal roadways should be designed so that direct access is available to all structures visible from a particular parking area in order to eliminate unnecessary vehicle travel, and to improve emergency response.

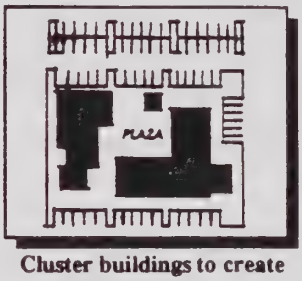
Pedestrian Accessibility

Parking areas should be designed in a manner which links the building to the street system as an extension of the pedestrian environment. This can be accomplished by using design features, such as walkways with enhanced paving, trellis structures, and/or landscaping treatments.

When applicable, wide expanses of parking lot between the sidewalk and the front of buildings are discouraged. The provision of safe, easily identifiable pedestrian access through the parking lot from multiple access points should be the rule in parking lot designs.



Do not separate buildings with parking lots.

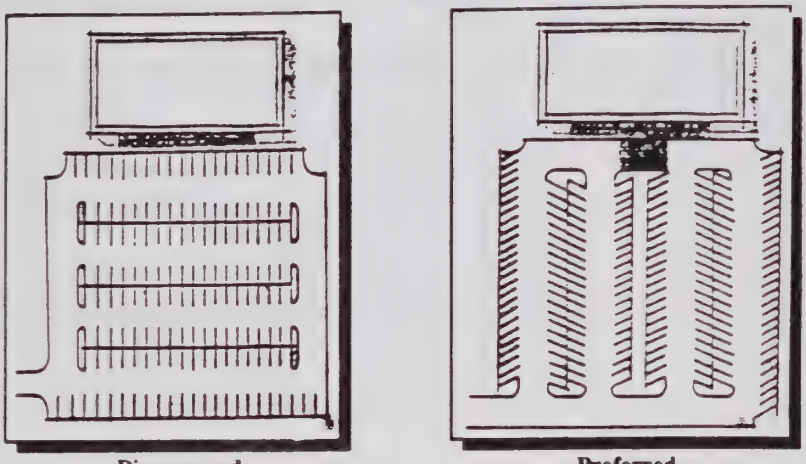


Cluster buildings to create pedestrian areas.

All new developments should support efforts to integrate air emissions reduction concepts into parking designs by providing pedestrian connections to public transit areas such as bus stops, turnout areas, school bus stop areas, and park & ride facilities, where appropriate.

Commercial centers which are adjacent to residential uses should be designed so that direct pedestrian access is available from the residential area into the commercial center. Such pedestrian access should also be designed so as to prevent through vehicular traffic.

Where large open parking area are necessary, they should be designed so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to walk between parked cars, or to cross parking aisles and landscape areas as they walk to their destination. In addition, larger parking areas should be suitably landscape in an effort to create shaded pedestrian ways and break up large expanses of asphalt.



Discouraged Preferred

Handicap Accessibility

Incorporate provisions into the parking design which accommodate the physically disabled as per State requirements, such as the location and design of handicapped parking stalls, ramps, handrails, and the like.

Safety

Ensure that landscaping permits adequate sight distance for motorists and pedestrians entering and exiting the site, and does not interfere with parking and circulation. Along utility rights-of-way, landscaping should not disrupt service or access to overhead or underground equipment.

Interior circulation should provide logical points of access, should not conflict with other existing or planned access points, and must comply with all applicable City access regulations.

Screening and Buffering

Even where every effort is expended to solve existing site related issues with solid design concepts, it is recognized that screening and buffering of incompatible uses are appropriate. This technique, however, must be used in such a way as to integrate the design of the screen or buffer into the overall project design to the extent feasible. The following are suggestions for the use of screening and buffering techniques which may be implemented on projects throughout the City of Pico Rivera.

Fences and Walls: Fences and walls should be discouraged unless they are needed for a specific screening, safety, or sound attenuation purpose.

The use of any fencing or walls should be consistent with the overall design theme of the development or adjoining existing developments.

- Where they are needed, fences or walls should relate to both the site being developed and surrounding developments, open spaces, streets, and pedestrian ways.

- Fencing and walls should respect existing view corridors to the extent possible.

- Placement of gates across driveways shall be prohibited if such a gate would create a traffic hazard.

Fences and walls should incorporate changes in materials, color, or texture, and vine pockets, in order to prevent graffiti; undue glare, heat, or reflection; or aesthetic inconsistencies.

Development projects should provide adequate screening so that the development is shielded from the negative impacts of adjacent uses, and neighboring properties are shielded from the adverse external effects of that development.

- Onsite utilities and ancillary equipment should be located in an inconspicuous area or vaulted underground away from public view.

- When equipment cannot be vaulted, equipment should be screened.

Wall and Fence Alternatives: The City of Pico Rivera encourages the use of alternative methods of screening for residential development in order that the community's design quality is enhanced. The following alternatives can be used to replace the requirement for walls and fences unless solid barriers are needed for safety, noise or screening purposes.

- The incorporation of wrought iron fencing into the solid wall designs can break up the linear stretches of blank surface. This technique, in combination with climbing vines and other landscaping, creates the illusion of the wall or fence being an integral component of the landscape design.

- New multi-family developments should consider rear facades which front public rights-of-way as the primary elevation in the design of the project. Street facades which are designed to include landscape berms and tree planting are recommended over solid walls or fences, where feasible.

Theme Walls and Fences: Where provision of a wall or fence cannot be avoided, the establishment of theme walls or fences is encouraged. However, such walls should coordinated with perimeter landscape design and provide aesthetic enhancement to the project without creating a "walled in" appearance.

- In rural development areas, use wall and fence materials consistent with the established theme of the area. Avoid high solid fencing in favor of low walls, low split rail, range or other type of open fencing.

- The use of any fencing or walls should be consistent with the overall design theme of the development or adjoining existing developments.

Solid Wall Buffers: Where construction of a solid wall which will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to soften the appearance of the wall, and to reduce undue glare, heat, and reflection. Ensure that fencing is constructed of durable material which will resist the damaging effects of wind, rain, and irrigation.

Lighting

Nighttime illumination is important in creating an interesting and safe living and working environment. In addition, lighting can serve to highlight building design features, add emphasis to prominent entrances and plazas, and to create an ambiance of vitality and security.

Exterior lighting should relate to the design elements of a building. It should be designed to highlight architectural divisions, elements, and details.

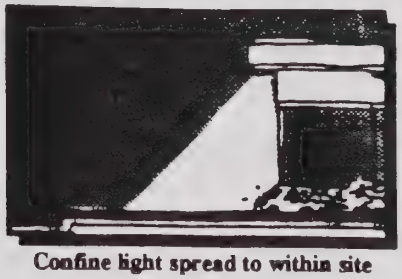
All exterior lighting should be designed as part of the overall project architectural design concept. Fixtures, standards, and all exposed accessories should be harmonious with the building design and visual environment. In addition, the following design suggestions should be taken into consideration when developing lighting plans:

- Lighting fixtures should be attractively designed to complement the overall design theme of the project within which they are located. The location, color and intensity of private lighting should also be related and complementary to public lighting.

- Energy conservation should be considered in developing lighting plans using the latest technical and operational energy conservation concepts.

- Lighting designs should emphasize safety by taking into considerations the following suggestions:

  - Adequate onsite lighting should be provided to ensure a safe environment, but not cause nuisance levels of light or glare on adjacent properties.



Confine light spread to within site boundaries

- Commercial areas should provide adequate lighting for the security and safety of onsite parking, loading and pedestrian areas as well as adequate screening where such aesthetic treatment is required and can be provided without compromising the surveillance of such areas for safety and security purposes.

- For security, it is often more effective to illuminate the vertical face of a building instead of the horizontal foreground.

- Lighting should improve the visual identification of on-site structures.

- Within commercial areas, lighting can also help create a festive atmosphere by outlining buildings.

Residential Design

Since the majority of new residential development in the City will be the development of vacant parcels in established neighborhoods, or additions to existing houses, projects must be designed not only to respect the individual characteristics of each lot, but also the characteristics of the surrounding neighborhood. In order to provide suggestions of what needs to be considered in the design of residential projects, the following general considerations should be integrated into new projects.

Medium and Highest Residential

Neighborhood Compatibility: When designing for Medium and Highest density residential developments, the following concepts should be considered:

- ***Density Transitions:*** Density increases should be transitioned from the streetscape to ensure that the scale of the development matches that of the surrounding development, and is not imposed on the neighborhood streetscape.

- ***Respect Setbacks:*** Medium and Highest Density Residential development infill on vacant parcels should respect existing setbacks along the streetscape.

- ***Design Compatibility:*** New Medium and Highest Density developments which are adjacent to lower density residential neighborhoods should be designed to be compatible with the character of surrounding development so as to enhance and not detract from the character of the existing neighborhood.

- ***Pedestrian Connections:*** New Medium and Highest Density developments should integrate pedestrian connections to commercial and office developments, and not detract from pedestrian accessibility of surrounding neighborhoods neighborhood residents.

Parking Design: In higher density projects with tuck-under parking and/or opposing garages or carports, individual units should be turned and oriented to avoid the monotony of parking corridors. Alternately, parking areas should be staggered and appropriately landscaped, where feasible.

Privacy and Security: The function and quality of multi-family residential developments should be maintained by the orientation of buildings and living spaces at right angles to each other for privacy, and by adequate provision of open space areas such as patios and balconies, and a porch or porch-like space at the front door of each unit, where feasible.

No more than eight units should be served by one entry. Ground floor dwellings should have a front and back entry, one of which is formal for the use of guests and is oriented to their arrival points, where feasible.

Individual units within a project should be distinguishable from each other through the use of some symbolic representation; a logo, a number, letter or combination of the three.

Design for Tenant Needs: Multi-family residential projects should be designed for the needs of families with small children, the disabled, and the elderly. The following design features should be incorporated into such projects, where feasible..

Design Features for Children's Needs	Design Features for Needs of Disabled or Elderly
• open space	• ramps
• "tot lots"	• parking close to units
• handrails	• minimum elevation change
• ground floor units should have enclosed yards or patios	• elevators
• distinct auto/pedestrian separation	• special landscaping with a lot of color, variety
	• private outside hardscape areas

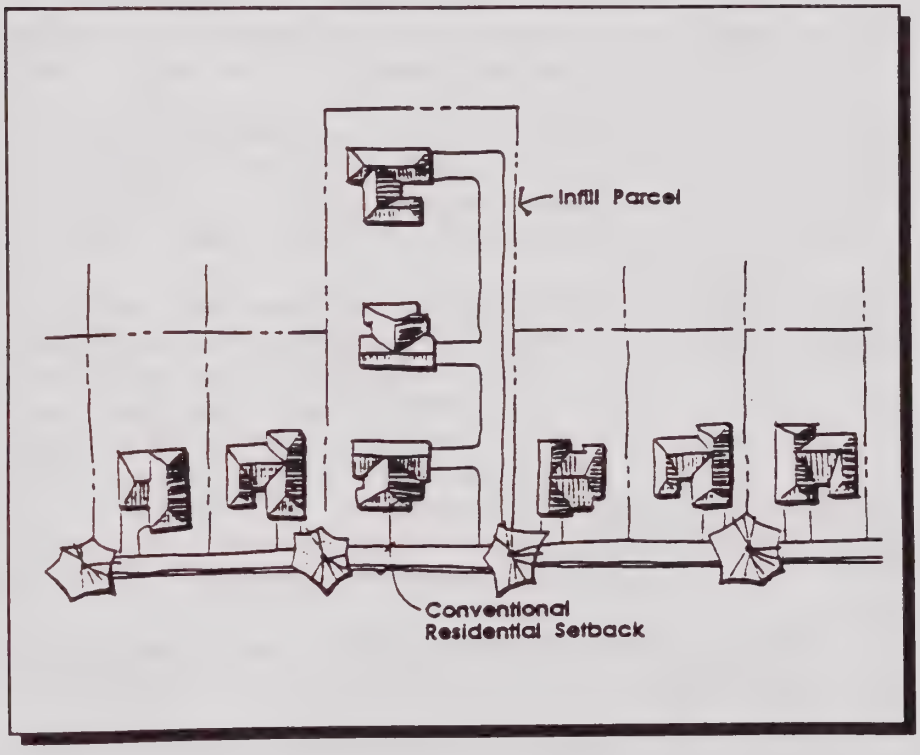
Low Density Residential Infill Development

For the purposes of General Plan policy, residential infill generally consists of, but is not limited to, the following development types:

- **Guesthome:** An additional unit that is designed for family or guest use without kitchen facilities and not rented or leased.
- **Detached Residential Units:** Single family detached units which are built behind an existing residence as rental units.
- **Small Lot Single Family:** Single family units developed on smaller lots.

Neighborhood Compatibility: When designing for residential infill developments, the following concepts should be considered.

- **Density Transitions:** Density increases should be transitioned from the streetscape to ensure that the scale of the development is not imposed on the neighborhood streetscape.
- **Respect Setbacks:** Residential infill on vacant parcels should respect existing setbacks along the streetscape.
- **Design Compatibility:** New infill developments should be designed to be compatible with surrounding development so as to enhance and not detract from the character of the existing neighborhood.



Commercial and Industrial Development

Since business and industrial developments are predominantly located along major streets, this is often what will give visitors their first impression of development in the community. It is important that the design of commercial and industrial uses in the City reflect the same quality image that the City desires in residential neighborhoods. The following represents components of commercial and industrial design which the City of Pico Rivera feels should be considered.

Office/Financial Establishments

When designing for office and financial establishments, the following concepts should be considered:

- **Distinctive massing:** These building types offer the best opportunity for varied building massing, and such variation is encouraged to add interest to the area.

- **Intimate scale:** Provide intimate scale at entries, on windows, door and add decorative trims in coordination with windows, doors and building scale.

- **Visual impression:** Limit visual impression of height by use of roof treatments, varying the plane of exterior walls and/or stepping back upper floors where feasible.

- **Public views:** Each wall surface of a freestanding office or financial establishment which is accessible to the public should be treated as a primary facade and should be designed for public view. These areas should also be landscaped in accordance with the landscaping standards defined elsewhere in this document. Wall surfaces which do not involve entries, drive-up windows, or view windows must also be treated as primary facades where the placement on the lot permits public view. Landscaping and screening of areas needed for services, such as deliveries or trash collection, are also required.

- **Varied textures:** Office and financial establishments are encouraged to be trend setters in the use of varied textures and materials. Where adjacent development emphasizes stucco or solid surface materials, the new building is encouraged to include alternative treatments where these promote an intimate scale, particularly wood shingles, clapboard or brick. Where adjacent development includes such small-scaled, textured materials, the new design should be compatible with the existing materials.

Retail/Entertainment Establishments

When designing for retail and entertainment establishments, the following concepts should be considered:

- **Related colors:** Buildings should be reviewed in terms of colors used. Colors used on a proposed food service or retail commercial building should be related to those dominant in the design. The use of accent colors for trim areas is encouraged for these buildings.

- **Screen mechanical equipment:** All rooftop mechanical equipment should be located at a distance from the edge of the building so as not to be visible from adjacent rights-of-way. If such units must be placed in a visible location for functional reasons, they should be screened in a manner consistent with the building facade.

- **Retail scale of components:** The scale of proposed buildings and building components should remain consistent with the existing adjacent buildings. Building components such as windows, doors, and storefront components should be considered in respect to each other, the entire facade, and the scale of these elements found in other nearby buildings.

- **Limit visual impression of height:** Although the maximum height of proposed projects is to be consistent with the existing zoning, the facades should be designed to be in harmony with the maximum height predominant within the area. In general, new buildings exceeding the predominant height of the area should step back the stories exceeding the predominant height.

Automotive

For the items discussed above, the standards for automotive establishments are the same as those of Retail and Entertainment Establishments. In addition concepts should also be considered as follows:

- **Service area screening:** Automotive service areas should not be located to be visible from the primary frontage. Such areas should be located either behind the main facade or in a wing perpendicular to the primary facade.

- **Auto storage area screening:** Automobiles awaiting repairs should be stored in areas screened from public view by the building facade or by solid fencing and/or landscaping. Automobiles or trucks available for sale should be partially screened from the street by the use of landscape materials or low berms.

- **Maintain similar proportions:** The proportion of the major elements of a building should be complementary to the proportions found between similar elements in buildings in the area.

Industrial/Business Park

Within the constraints of utility and economic feasibility, manufacturing and industrial buildings should display architectural statements that are aesthetically pleasing, and integrate the following design concepts:

- **Contemporary Designs:** Although no particular "style" is suggested, the use of contemporary, clean architectural expression is encouraged.

- **Blank facades:** Blank building elevations plotted parallel to major streets should be discouraged.

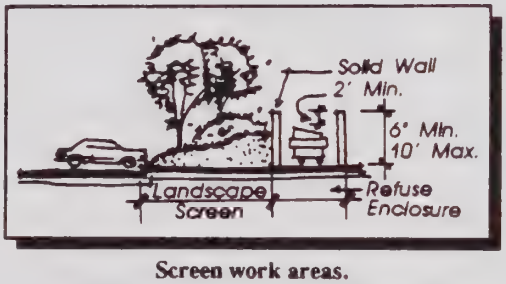
- **Well defined entries:** Entries into industrial buildings should be well defined through the use of projections, recesses, entry space frames, pergolas, colonnades, raised planters, seating elements, surface texture/enhanced paving elements, low-level lighting bollards, or other elements designed to announce entrances into these structures. Street side facades of metal type buildings are to be of permanent non-metal construction. Blank, "unarticulated" building entries are discouraged.

- **Screening of service and work areas:** The design of service and outside work areas which are visible to the public should incorporate the following concepts:

  - All manufacturing and industrial uses should be adequately screened to reduce glare, noise, dust and vibrations.

  - Truck doors and trash storage areas should be closed off by roll-down or other appropriate types of doors.

  - Loading dock doors, and trash storage areas should be arranged in an organized manner, oriented away from adjacent residential neighborhoods, integrated within the overall design of the project, and screened from public view.



Screen work areas.

- **Roof-mounted equipment screening:** Unless designed as an integral part of the building architecture, roof-mounted equipment should be screened from adjacent public rights-of-way and residential neighborhoods in the following ways.

  - All roof screens must be solid and continuous.

  - Roof screens should be sheathed in a matching or complementary material and may include metal panels.

  - Wood screening shall be prohibited.

- **Buffering:** All manufacturing and industrial uses adjacent to residential land uses, either existing or proposed, should include a buffer zone or noise attenuation wall to reduce outside noise levels at the residential property line consistent with General Plan noise standards.

- **Parking and Loading:** Onsite parking and loading areas within manufacturing and industrial developments should be designed in such a manner as to provide direct access to major or local industrial streets, while prohibiting primary access through residential areas.

E. HOUSING IMPROVEMENT PROGRAM

Responsibility and Funding

The responsibility and funding for the 1989-94 Housing Element Programs are identified as part of each program.

Specific Actions

The specific actions which constitute Pico Rivera's 1989-94 Housing Element Program are identified on the following pages.

1. PROGRAMS TO CONSERVE EXISTING AFFORDABLE HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
a. Deferred Rehabilitation Loans	Provides deferred loan funds for rehabilitation of homes of very low-income families housing specific needs, and who lack the financial capability of meeting standard repayment schedules. The deferred loan, up to a maximum of $10,000, is available directly from the City. No interest is charged on this loan and the principal does not have to be paid back to the City until title is transferred to another party.	City of Pico Rivera, Department of Housing and Community Development.	Federal Community Development Block Grant.	Ongoing.	Approximately 60 loans.	Approximately 12 loans.
b. Home Improvement Rebate Program	This program provides a 50 percent reimbursement to low-income homeowners for a wide range of home improvements. Residents are allowed to reapply for this assistance every two years. A maximum reimbursement of $2,000 is available during each period of eligibility. Typical improvements made under this program include roof replacement, installation of new windows, driveway replacement, and sandblasting and re-stuccoing.	City of Pico Rivera, Department of Housing and Community Development.	Federal Community Development Block Grant.	Ongoing.	Approximately 300 rebates.	Approximately 60 rebates per year.
c. Emergency Grant Program	This program provides a one-time only $2,000 grant to very low-income homeowners for critical health and safety-related improvements. Three estimates are required, and all work must be completed by a licensed contractor.	City of Pico Rivera, Department of Housing and Community Development.	Federal Community Development Block Grant.	Ongoing.	Approximately 300 grants.	Approximately 60 grants per year.
d. Paint-Up/ Fix Up Project	Under this program, City of Pico Rivera personnel provide certain home improvement services free of charge to low-income senior citizens and disabled homeowners. These services include painting and re-stuccoing of exterior of home, installation of security dead bolt locks, window reglazing and weatherstripping, and installation of smoke alarms.	City of Pico Rivera, Department of Housing and Community Development.	Federal Community Development Block Grant.	Ongoing.	Approximately 500 homes serviced.	Approximately 100 homes per year.

1. PROGRAMS TO CONSERVE EXISTING AFFORDABLE HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
e. Annual Review of Infrastructure	Conduct a yearly review of water system, storm drain, sanitary sewer and street construction needs in residential areas and establish priorities to upgrade the City's public facilities and services.	City of Pico Rivera, Departments of Housing and Community Development and Public Works.	Federal Community Development Block Grant Aid to Cities; Gas Tax; General Fund.	Ongoing.		
f. Code Enforcement Programs	Enforcement of residential code to correct code deficiencies in deteriorated structures and remove of those that cannot be rehabilitated.	City of Pico Rivera, Departments of Housing and Community Development, Building, and Community Development, and Public Works Department.	General Fund.	Ongoing.	Approximately 300 units.	Approximately 60 units per year.
	Continue zoning ordinance enforcement, nuisance abatement and abandoned vehicle abatement programs, to bring properties up to Code and clean up unsafe and unhealthy situations.	City of Pico Rivera, Community Development Department.	General Fund, Federal Small Cities Community Development Block Grant and General Fund.	Ongoing.		
	Coordinate Code Enforcement Programs with rehabilitation assistance activities by providing direct referrals to property owners in non-code compliance situations to prevent further deterioration of neighborhoods.	City of Pico Rivera, Departments of Housing and Community Development and Community Development.	General Fund and Federal Community Development Block Grant.	Ongoing.		
g. Rehabilitation Publicity	Actively market the City's Housing Rehabilitation Programs through direct mailing, community television, newspaper ads, and homeowner meetings to make property owners aware of the available resources to rehabilitate their housing units.	City of Pico Rivera, City Manager's Office, Department of Housing and Community Development.	General Fund.	Ongoing.		

1. PROGRAMS TO CONSERVE EXISTING AFFORDABLE HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
h. Monitoring of Project Conversions	Monitor three Federally-assisted housing developments that face possible conversion to market rate rental levels during the ten-year period.	City of Pico Rivera, Department of Housing and Community Development.	General Fund	Ongoing.		
i. Assist with Project Sales or Conversions	If any of the three federally-assisted housing developments go into the conversion process, the City should participate in the HUD process where possible, contact and assist potential public and non-profit agencies and tenant groups interested in purchasing/managing projects, and provide preference in the allocation of Section 8 rental assistance to families impacted by conversion.	City of Pico Rivera Department of Housing and Community Development.	General Fund and Federal Section 8 funds. Potentially redevelopment setaside and Section 8 administrative reserve funds.	As needed.	58 units to be preserved.	

2. PROGRAMS TO ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
a. Section 8 Housing Assistance Program	This program provides rental assistance to very low-income families and senior citizens. Families or single persons who are aged 62 years or older, handicapped, or disabled, whose incomes do not exceed 50 percent of the area's median income, can qualify. Tenants contribute 30 percent of their monthly income towards rent; the Housing Authority pays to the landlord the difference between that amount and the rental value as determined by HUD. Tenants may live in any home or apartment, provided the unit meets Federal quality standards and rent limits do not exceed limits set by the Federal government. The Housing Authority operates both a "Certificate" and "Voucher" system to implement this program.	City of Pico Rivera, Department of Housing and Community Development.	Federal Section 8 funds.	Ongoing.	Approximately 325 units.	Approximately 65 units.
b. Bonuses and Incentives	Provide for bonuses and other incentives in the City's Zoning Ordinance as required by the Government Code to developers who construct projects with qualifying percentages of affordable housing.	City of Pico Rivera, Community Development Department.	General Fund.	1989-1990.		
c. Second Units	Provide for second units in the City's Zoning Ordinance as regulated by Section 65852.2 of the State Government Code.	City of Pico Rivera, Community Development Department.	General Fund.	1989-1990.		
d. Emergency Shelter for Homeless	Survey and identify emergency shelter needs for homeless in the community. This will also include efforts to promote a public awareness of the homeless problem and develop community-based assistance programs and a referral system.	City of Pico Rivera, Department of Housing and Community Development.	Community Development Block Grant, Emergency Shelter Program.	1989-1994.		

2. PROGRAMS TO ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
e. Preferential Status in Section 8 Housing Assistance Program for Homeless	Continue the existing City practice of giving the homeless preferential status in the Section 8 Housing Assistance Program.	City of Pico Rivera, Department of Housing and Community Development.	Federal Section 8 funds.	Ongoing.		
f. Participation in the Rio Hondo Temporary Home in Norwalk	Continue the existing City Program to support with funding the Rio Hondo Temporary Home.	City of Pico Rivera, Department of Housing and Community Development.	Community Development Block Grant.	Ongoing.		
g. Energy Conservation	Review zoning and subdivision ordinances and other applicable City Codes to promote energy conservation in the rehabilitation and development of housing which would supplement and expand on the City's current practice of actively enforcing State construction standards for energy efficiency.	City of Pico Rivera, Departments of Building, Community Development and Housing and Community Development.	General Fund.	1989-1994.		
h. Developer Consultation	Provide consultation to aid developers to expand housing opportunities in order to facilitate the development of more affordable housing, and assist developers in applying for funding to various public agencies for the development of affordable and assisted housing.	City of Pico Rivera, Departments of Planning and Housing and Community Development.	General Fund.	1989-1994.	Approximately 225 new units.	Approximately 45 new units.

3. PROGRAMS TO PROVIDE ADEQUATE HOUSING SITES

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
a. Inventory of Sites	Continuously update the inventory of sites suitable for residential development, together with an ongoing analysis of appropriate zoning and development standards and needed public services and facilities for such sites and special concern for sites appropriate for affordable housing.	City of Pico Rivera, Community Development Department.	General Fund.	1989-1994.		
b. Under-utilized Parcels	Evaluate existing residential and non-residential areas that are underutilized with respect to their designated land use. Consideration shall be given to redesignating or expanding those areas for residential development to accommodate future need.	City of Pico Rivera, Community Development Department.	General Fund.	1989-1994.		
c. Infra-structure Financing	When feasible, make available the City's Community Development Block Grant Program and/or the Redevelopment Agency as a source of funding for public improvements for residential development in the City.	City of Pico Rivera Redevelopment Agency and the Department of Housing and Community Development.	Redevelopment Agency and Community Development Block Grant.	1989-1994.		

4. PROGRAMS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE PRODUCTION OF HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
a. Ordinance Review	Review zoning and subdivision ordinances and other applicable codes, and make changes where feasible to promote housing.	City of Pico Rivera, Community Development Department.	General Fund.	1989-1994.		
b. Fee Reduction	Reduce City imposed fees on rental or ownership housing projects of which a fixed percentage of the units are provided as affordable housing.	City of Pico Rivera, Departments of Community Development Department, Building and Public Works.	General Fund.	1989-1994.		
c. Incentives for Condo-minimums and Townhomes	Review City policies and regulations to create incentives to develop condominiums or townhouses instead of apartments.	City of Pico Rivera, Community Development Department.	General Fund.	1989-1991.		

4. PROGRAMS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE PRODUCTION OF HOUSING

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
d. Guidelines for Development Standards and Development Plans	Continue to follow the existing guidelines for development standards and development plans which have been part of the City's General Plan since 1973. These consist of the following. • Greater use of residential planned development ordinances in large lot areas with strong development review. • Increase the minimum lot width in the multi-family zone to 100 feet in order to obtain a better overall site development. • Allow no more than 50 percent site coverage in multi-family zones. • Greater use of specific plans in the form of policies and guidelines as opposed to a graphic plan for large vacant areas as well as rehabilitation areas. • Review residential section of zoning ordinance in light of above recommendations and new general plan.	City of Pico Rivera, Community Development Department.	General Fund.	Ongoing.		

5. PROGRAMS TO PROMOTE EQUAL HOUSING OPPORTUNITY

	Program Description	Responsible Agency	Source of Funding	Schedule	Five-Year Program Objective	Annual Program Objective
a. Fair Housing	Continue to contract with the San Gabriel Valley Fair Housing Council to process complaints of discriminatory practice in housing within the City and provide counseling in landlord-tenant disputes.	City of Pico Rivera, Department of Housing and Community Development.	Federal Small Cities Community Development Block Grant.	1989-1994.		
b. Special Needs	Continue City support for the rehabilitation and development of housing for special need groups such as handicapped and elderly and employed homeless.	City of Pico Rivera, Department of Housing and Community Development.	General Fund, Community Development Block Grant.	1989-1994.		

F. GENERAL PLAN REVIEW & UPDATE PROGRAM

Responsibility and Funding

The annual General Plan Review and Update will be the responsibility of the Community Development Department, and will be funded by Development Review Fees and the departmental budget.

Land Use Actions

1. Pursuant to the requirements of California Government Code Section 65400(b), conduct an annual review of the General Plan and its implementation, and provide the City Council with the following:

    - a review of the General Plan Land Use/Zoning Map, indicating the appropriateness of the mix, location, and relationships between proposed land uses, including an evaluation of the General Plan Land Use Map to ensure that:

        - residential designations provide housing opportunities for all economic segments of the community at densities consistent with the provisions of the General Plan Housing Programs;

        - commercial development meets the retail service and office needs of City residents and provides a healthy tax base to help support community services; and

        - land use designations within and adjacent to the City and the sphere of influence to promote continued consistency with surrounding General Plan land use designations;

    - a status of vacant land and land use absorption rates by land use type;

    - an annual State of Housing Report to the City Council which includes, at a minimum, the following information:

        - status of overall City housing goals and City related programs;

        - status of assisted units at risk;

        - inventory of available vacant or underutilized sites suitable for residential development; and

- recommended housing goals for the next year;

- The State of Housing Report shall be submitted Department of Housing and Community Development no later than 30 days of receipt by the City Council.

- a summary of activities undertaken over the past year to implement the Pico Rivera General Plan; and

- recommendations for revisions to the General Plan and Zoning Code.

2. Pursuant to the provisions of Government Code Sections 65301 and 65401, ensure that all departments within the City, and all other local government agencies (including the County, school districts, and other special districts) submit a list of proposed projects to the City, and that the City review and report on the consistency of these projects to the City Council as part of the annual General Plan review.

Circulation Actions

3. Provide an annual report detailing the City's implementation status of regional transportation policies. Include, at a minimum, the following information:

   - based on ongoing monitoring, identification of roadway segments and intersections that exhibit unacceptable levels of service and needed improvements;

   - an overview of the regional transportation related programs including:

     - the Southern California Association of Governments Regional Mobility Plan;

     - Los Angeles County Congestion Management Plan; and South Coast Air Quality Management Plan;

   - an evaluation of the adequacy of on and off street parking facilities within the City to define issues associated with parking, and to project future parking needs; and

   - recommendations for revisions to the Circulation element, as well as recommendations for future programs.

Community Facilities Actions

4. Conduct an annual assessment of general City facilities and services, evaluating adequacy of facilities and equipment, personnel staffing and program needs; and five year equipment, facility, and staffing needs based on anticipated growth and desired level of service.

5. In coordination with the local libraries, conduct an annual assessment of library facilities, evaluating adequacy of stocks and other equipment; personnel staffing and program needs; and five year stock, equipment, facility, and staffing needs based on anticipated growth and demographic changes, and desired level of service.

6. Conduct a review of development impact fees, user charges, and mitigation fees in accordance with the provisions of AB 1600 to ensure that the charges are consistent with the costs of improvement and maintenance and that public services and facilities are being expanded and/or rehabilitated in a cost-efficient manner. Utilize the public service performance standards contained in the General Plan as the basis for this review.

Environmental Resource Actions

7. Provide an Air Quality Program Assessment including components such as:

   - reviewing past air quality implementation actions of the previous year as to the effectiveness of each action in reducing local emissions;
   - making recommendations for changes to on-going actions where applicable;
   - selecting new implementation actions from the master list of actions contained in the South East Los Angeles Air Quality Consortium Model Element to be implemented in the coming year;
   - sets schedules and allocates staff resources for the implementation of actions selected; and
   - summarizes the above steps into a comprehensive report.

8. Provide a source reduction and recycling progress report which details the status of City adopted source reduction and recycling implementation programs.

G. INTER-AGENCY COORDINA-TION

Responsibility and Funding

In many cases, the City is working with other agencies, and the implementation measure is merely a continuation of the City's existing programs. However, unless otherwise specified, the actions described below will be implemented by Community Development Department, and will be funded by departmental budgets.

Land Use Actions

1. Monitor and respond to development proposals that are outside the City limits but within the Pico Rivera General Plan study area to assess the impact such projects could have on plans and programs designed to enhance the City's image.

2. In coordination with the local Building Industry Association, Chamber of Commerce, and other groups, sponsor a annual workshop for local residential contractors and interested residents to present information and answer questions as to the City's General Plan, zoning rules, Building Code, and other requirements, during the City's annual open house.

3. In coordination with the Sheriff's Department, use neighborhood watch organizations to distribute information regarding the role of the City's code enforcement program, how to file property maintenance and City service complaints, and what residents should look for when hiring a residential building or security contractor.

4. Assist the RDA to develop and maintain a Business Enhancement and Retention Program which encourages development, rehabilitation and assistance to retail commercial, office, and industrial uses. Programs may include, but should not be limited to the following:

    - periodically provide a list of improved but vacant industrial and commercial sites throughout the City; and

    - provide streamlined project processing procedures.

5. Work with the El Rancho School District and Los Angeles County to identify and explore plans for the eventual reuse of the Obregon Elementary School Site, and the Los Angeles County Agricultural Facility.

6. Continue to work with the Southeast Los Angeles Area Planning Committee to discuss regional coordination issues.

7. Refer all major planning and land use proposals which could affect other jurisdictions to those agencies for review and comment.

8. Inform surrounding jurisdictions of Pico Rivera's desire to review proposals for projects that will impact the City.

9. Cooperate with local agencies and Los Angeles County to establish and implement a mitigation mechanism to ensure that development within one jurisdiction will not negatively impact services and facilities within another jurisdiction.

10. Promote an expanded role for the Southeast Los Angeles Area Planning committee to include the discussion and resolution of sub-regional planning issues.

Circulation Actions

11. Coordinate roadway system improvements and signalization with regional transportation plans by Caltrans, Metropolitan Transportation Authority, and Southern California Association of Governments.

12. In coordination with Caltrans, Los Angeles County Flood Control, the Federal Emergency Management Agency, and adjacent cities, take the lead role in establishing a bridge improvement and widening district as provided for in Section 66484 of the California Government Code to improve and widen existing bridges in the City. Ensure that plans for the district take into consideration all issues related to the existing bridges including:

    - seismic safety;
    - flood protection;
    - traffic safety; and
    - design aesthetics.

Community Facilities Actions

13. Establish a Government Agency Coordination Committee made up of City staff members and elected officials which works with Federal, State, and County government service agencies to ensure:

    - sharing of accurate and up-to-date information on available services which would be of interest to Pico Rivera residents;
    - the development and maintenance of an inventory of local government services and facilities available in the City and the region; and

- the establishment of clear lines of communication between all agencies and the City.

14. Assist the El Rancho Unified School District and Montebello Unified School District in their preparation of school facility master plans which outline the specific facility needs of the districts to meet future school facility demands upon buildout of the General Plan study area, and which outline future plans for facilities that might no longer be needed, by providing the district with annual reports and projections of development activity developed as part of the General Plan Review and Update Program.

15. In requiring that new development within the City of Pico Rivera pay school fees established under State law, work with the school districts to ensure that all development fees collected from development projects within the City be applied to the construction of schools facilities which serve the residents of those projects.

16. Coordinate development activity with the school districts by:

- participating with each School District in joint planning efforts;
- notifying school district of proposed development applications early in the review process; and
- requesting that school districts indicate the level of facilities available to serve development projects requiring discretionary review.

17. In coordination with the Sheriff's Department, organize and implement a neighborhood park watch program designed to provide an increased level of surveillance of recreation areas.

18. Support the Sheriff's Department in the implementation of gang suppression, and neighborhood watch programs which are designed to get neighborhood residents involved in public safety programs.

19. Work with Los Angeles County to conduct an annual assessment of Sheriff's Department, Fire Department, Parks and Recreation Department, library, and other County services provided to Pico Rivera residents, evaluating adequacy of facilities and equipment; personnel staffing and program needs; and five-year equipment, facility, and staffing needs based on anticipated growth and demographic changes and desired level of service.

20. Establish a Community Facilities Coordinating Committee which includes all local utility representatives and City staff. Meet with the Committee on a bi-annual basis to share information regarding planned projects, new legal requirements, or changes in policies which would affect the City of Pico Rivera.

21. As part of the development of the Parks and Recreation Master Plan (see Special Studies and Programs implementation measure) coordinate improvements with the Central Basin Municipal Water District plans to serve parks in the City with reclaimed water in the future.

Environmental Hazards Actions

22. Work with surrounding cities in an effort to lobby against the Federal Emergency Management Agency's adoption of proposed flood designations within the City and surrounding areas.

23. Work with other affected cities to bring about legal action, if necessary, against regional flood control agencies should the Federal Emergency Management Agency fail to recognize the relationship that upstream development has had on regional flood control channels and facilities along with the failure of regional flood control facilities to protect the City from such upstream impacts.

24. Coordinate local drainage facilities with the Los Angeles County Flood Control District to ensure that gaps in facilities are not created, and that information regarding localized flooding problems, maintenance, and future development is shared between the City and the agency.

25. Continue to coordinate with and comply with the schedule set by the County of Los Angeles Department of Public Works in preparation of the City's programs and strategies for compliance with the requirements of the National Pollution Discharge Elimination System Permit CA0061654 intended to improve the quality of stormwater discharge and urban runoff.

26. Coordinate with Los Angeles County Public Works and appropriate County Sanitation Districts in implementing programs for the potential siting of hazardous waste management facilities in the City, as well as those described in the City of Pico Rivera Household Hazardous Waste Element.

27. Maintain ongoing coordination and cooperation with participating jurisdictions, and monitor new opportunities for joint-powers agreements, new facilities, and/or operations which will improve regional capabilities to respond to disaster situations.

28. Work with Los Angeles County, the El Rancho Unified and Montebello Unified School Districts to develop curriculum programs on household hazardous waste management.

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